

1 BEFORE THE PLANNING COMMISSION
2 OF THE CITY OF WEST HOLLYWOOD
3 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
4 In the Matter of Planning Commission Agenda Minutes

5
6 Address:)
7 West Hollywood Park Public Meeting Room)
8 625 N. San Vicente Boulevard)
9 West Hollywood, California)
10)

11 DATE OF MEETING: February 2, 2023

| | | |
|----|---|---------------------------------|
| 12 | PLANNING COMMISSION: | STAFF: |
| 13 | Stacey Jones, Chair | Francisco Contreras, Long Range |
| 14 | Marquita Thomas, Vice-Chair | Planning Manager |
| 15 | Erick J. Matos, Commissioner | Jennifer Alkire, Current & |
| 16 | | Historic Preservation Plan Mg. |
| 17 | Rogério Carvalheiro, Commissioner | Antonio Castillo, Senior |
| 18 | | Planner |
| 19 | Michael A. Lombardi, Commissioner | Isaac Rosen, Ass. City Atty |
| 20 | David Gregoire, Commissioner | David Gillig, Comm. Secretary |
| 21 | | Roger Rath, Associate Planner |
| 22 | [ABSENT Kimberly Copeland, Commissioner | |

23 Consultants:
24

25 **Planning Commission Meeting**

26 **Thursday, February 2, 2023**

27 Jones: Okay. The West Hollywood Planning Commission
28 acknowledges that the land on which we gather and
29 that is currently known as the City of West
30 Hollywood is the occupied, unseated, seized
31 territory of the Gabrielino Tongva and the
32 Gabrielino Peach peoples. This planning commission
33 meeting is being live broadcast and teleconferenced
34 on the city's website and is also provided on a
35 wide array of streaming media platforms to offer
36 access to the public to the fullest extent
37 possible. You may call in to make a comment and you
38 may also listen to this meeting by dialing 669-900-
39 6833. The meeting ID is 81714622812 and then press
40 the pound sign. WeHo TV staff have confirmed that
41 this Planning Commission Meeting is currently
42 streaming successfully on Spectrum channel 10 and
43 online at weho.org/wehotv. In addition, and as a
44 courtesy, this meeting is also successfully
45 streaming on the city's YouTube channel at
46 youtube.com/wehotv. And on Roku, Apple TV, Fire TV,
47 and Android TV. WeHo TV staff monitor this
48 broadcast on all platforms throughout the meeting

49 and will notify the planning commission secretary
50 should broadcast disruptions arise. Please do not
51 interrupt the live meeting by calling or texting
52 the planning commissioners about difficulties
53 viewing the meeting. Please understand that
54 internet speeds, device reliability, third-party
55 platform reliability, and individual or personal
56 technical issues are out of the scope of this
57 broadcast. If you are experiencing viewing
58 difficulties while watching this live stream,
59 please reload the page or visit weho.org/wehotv to
60 access our official live stream and to view a list
61 of other available streaming options and a guide to
62 trouble shoot your connection. If you continue to
63 experience difficulties, you can also call 323-848-
64 3151. Good evening everyone. Welcome to this
65 regularly scheduled meeting of the West Hollywood
66 Planning Commission. It is Thursday, February 2nd.
67 Pledge of allegiance. Commissioner Carvalheiro,
68 because I didn't think you were going to be here
69 tonight and I'm so glad you were able to join us on
70 very short notice, would you please lead us in the
71 pledge of allegiance if you'd be so inclined?

72 Carvalheiro: Right hand over your heart. I pledge allegiance to

73 the flag of the United States of America and to the
74 Republic for which it stands, one Nation under God,
75 with liberty and justice for all.

76 Jones: Thank you very much. David, can you please do roll
77 call for us?

78 Gillig: Thank you. Good evening commissioners. Tonight,
79 Commissioner Copeland is absent from the meeting.
80 So, all vote... roll call votes will reflect her
81 absence. Commissioner Matos?

82 Matos: Here.

83 Gillig: Commissioner Lombardi?

84 Lombardi: Here.

85 Gillig: Commissioner Gregoire?

86 Gregoire: Here.

87 Gillig: Commissioner Carvalheiro?

88 Carvalheiro: Here.

89 Gillig: Vice-Chair Thomas?

90 Thomas: Here.

91 Gillig: Chair Jones?

92 Jones: Here.

93 Gillig: And we have a quorum.

94 Jones: Great. Thank you. Item 4 is Approval of the Agenda.
95 Because of a number of changes and at least one
96 recusal, I would like to approve a different

97 cadence for the agenda tonight. Again, there was
98 some last-minute changes if you haven't had a
99 chance to look. At the request of the applicant,
100 Item 10.A, which is 8497-8499 Sunset Boule..
101 Boulevard is being continued to a date uncertain.
102 We had quite a few public comments written in about
103 that. So, I just want to make sure that anyone who
104 has come to possibly speak on that item tonight is
105 aware, again, that that item is being continued.
106 The order I would like to propose for tonight's
107 meeting because of that change and because of a
108 recusal is to move Item 14.A and 14.B up to just
109 after the Director's Report. So that would be
110 Director's Report, then Planning Manager's Update,
111 then the Subcommittee Management. Again, this is
112 just proposed. I don't know, Jennifer, if that
113 would be okay with you. Don't want to spring
114 anything on you. Then we would move Item.. Items
115 11.A and B up to just before Item 10.B. Item 10.B
116 would.. will be our only public hearing tonight. So,
117 we would hear 11.A, which is the revised DEIR for
118 7811 Santa Monica Boulevard, then the Design Review
119 Subcommittee appointment for the Coast Playhouse at
120 Hot Committee, then 10.B, and then on down the

121 agenda. And I know it's a lot of changes, but I
122 just again, because of recusal and the changes that
123 have ensued, I want to make sure that we do this in
124 a way that, you know, encourages as much
125 participation from commissioners and public as
126 possible.

127 Gregoire: I would move approval.

128 Matos: I'll second.

129 Jones: Great. Thank you. David, can you please call roll...
130 or sorry, take the vote?

131 Gillig: Thank you. Commissioner Gregoire?

132 Gregoire: Aye.

133 Gillig: Commissioner Matos?

134 Matos: Yes.

135 Gillig: Commissioner Lombardi?

136 Lombardi: Yes.

137 Gillig: Commissioner Carvalheiro?

138 Carvalheiro: Abstain due to conflict of interest on Item 10.A.

139 Gillig: Thank you. Vice-Chair Thomas?

140 Thomas: Yes.

141 Gillig: Chair Jones?

142 Jones: Yes.

143 Gillig: And the motion passes to noting 5 ayes, noting
144 Commissioner Carvalheiro abstaining from this vote,

145 and the absence of Commissioner Copeland. Approving
146 the agenda as amended for February 2nd, 2023.

147 Jones: Great. Thank you. So, continuing, Item 5 is
148 Approval of the adm... of the Minutes. This would be
149 the minutes from January 19th, 2023, which staff is
150 recommending for continuance to February 16th,
151 which is our next regularly scheduled meeting. Do I
152 have a motion or a change... or a request for
153 changes?

154 Gillig: Chair, this could just be consensus that it's
155 continuous.

156 Jones: Okay. Is everybody okay with that? We're not going
157 to vote on the fact there are no minutes. Okay.
158 Great. Thank you, David. Item 6 is Public Comment.
159 I just want to be clear again that public comment,
160 there will be another opportunity for anyone who
161 has joined us from the public this evening to
162 speak. This is an opportunity for you to provide a
163 general comment. So, nothing that's on the agenda
164 tonight can be discussed in public comment. But if
165 you want to give a general comment, we certainly
166 would encourage you to do that. So, David, do we
167 have any public speakers at this time?

168 Gillig: Chair, we do. I received one public request to

169 speak under this item, Victor Omelczenko
170 (phonetic). Victor, if you're on the platform, you
171 can turn... there you go. You will have three minutes
172 to make a comment.

173 Omelczenko: Good evening commissioners. And if I... I do have one
174 quick question. My computer... what has been
175 continued to February 16th that will help me with my
176 comments I think?

177 Jones: Victor, that's item 10.A has been continued to a
178 date uncertain.

179 Omelczenko: Oh, okay.

180 Jones: (UNINTELLIGIBLE).

181 Omelczenko: Oh, thank you, Chair. Well, okay so I want to talk
182 about disparate, unequal treatment about equity and
183 if you will, true inclusion. And I now see that you
184 have continued the hearing on the Sunset Billboard
185 to a date uncertain. And I'm curious, why so
186 uncertain when such a proposal is represented by
187 the lobbyists and lawyers and lots of
188 professionals? Shouldn't they be able to have... I
189 know you probably said February 16, but when I see
190 that term "Date uncertain", when it comes to
191 appeals by the publics, neighborhood community
192 groups, those who do not have well healed lawyers

193 and lobbyists representing them, we only get 10
194 business days to appeal a big project. And so... and
195 we have to gather 50 legal petition signatures in
196 person, and it just seems so unfair, and especially
197 during a pandemic no less. So here we are sitting,
198 talking, the new year has begun, but a lot of
199 things seem to be slipping through the cracks
200 nowadays. I was involved with the Friends of Palm
201 Avenue Appeal. That was regarding a senior living
202 project on Palm Avenue that was going to destroy
203 seven rents stabilized housing units with nothing
204 given back to the citizens in return. And we had to
205 gather signatures during the height of the pandemic
206 in person, knocking on doors, and people were too
207 scared to open their doors. So, I'm just saying
208 that I think it's high time that we as members of
209 the public, that you as our public planning
210 commissioners, that you're representing interests
211 of all of us, residents, developers, other groups.
212 That we should really look at letting folks who are
213 appealing projects have more than just 10 business
214 days to file an appeal. Especially since we don't
215 have the well-healed lobbyists, lawyers, and
216 developers with their money pockets. And we need

217 help as members of the public. So, whatever you can
218 do to provide equitable, fair treatment to members
219 of the public and community neighborhood groups as
220 they appeal projects. We need more time. You give
221 date uncertain to developers. We don't ask for a
222 date uncertain for an appeal, but how about
223 starting the community conversation and maybe
224 extending the time to do an appeal and to gather
225 signatures to let's say 20 business days? That
226 would seem like being equitable, fair, and
227 including all voices. And thank you for letting me
228 speak.

229 Gillig: Thank you, Victor. And if you're... we have quite a
230 few people in... on the platform with us. If there is
231 anyone that would like to make a general comment
232 really quick, just raise your hand from the Zoom
233 application. And if you're calling in, star 9 for
234 me and we'll give you 3 minutes to speak under a
235 general public comment. Okay, Chair, and it looks
236 like we are all clear.

237 Jones: Okay. Great. Thank you very much. Item 7 is the
238 Director's Report. Is Mister John Keho with us this
239 evening?

240 Contreras: Not this evening, but I will be providing that for

241 you, Chair. So just a, a little bit of the
242 reporting on what happened at the Monday's council
243 meeting, the meeting for January 23rd, so the City
244 Council did approve the recommended amendments to
245 the accessory dwelling unit and junior accessory
246 dwelling unit regulations. So that did pass. It did
247 go into effect immediately because it was an
248 urgency ordinance attached to that. So those
249 regulations are now in, in full effect. The other
250 item that they considered was the replacement of
251 that billboard with a double-sided billboard at the
252 Holloway Motel. So that also was approved by City
253 Council at their last meeting. Coming up for the
254 City Council on Monday are two very exciting
255 projects. One of them happens to be the results of
256 the Protected Biplane Feasibility Study for Santa
257 Monica Boulevard. So, staff will be presenting the
258 results of that study to council. And the council
259 will also be reviewing potential design guidelines
260 and recommendations for outdoor dining and out
261 zones. Some of these sort of remnants from the
262 pandemic. So, they will be providing new
263 recommendations or regulations on how to proceed
264 with some of those projects in the future. So, with

265 that I will pass it back to the chair. Thank you.
266 Jones: Great. Thank you. Any questions for Francisco at
267 this time? Okay. I take that as a no. Thank you
268 very much, Francisco. Nice to see you. Okay. As
269 noted, we... again, we did move around the order of
270 the agenda because of a continued item and because
271 of a recusal. So, things are switched around a bit,
272 so just bear with us, and thank you to the public
273 for your patience. Next, we'll be doing Item 14.A
274 which is the Planning Manager's Update.

275 Alkire: Good evening. Thank you. I will update you on
276 upcoming agenda items that we expect to see. All
277 right. So, at the next meeting on February 16th,
278 we'll be reviewing a zone text amendment for non-
279 residential uses in residential zones. Just a heads
280 up, I will not be at that meeting. It's not a
281 current planning item, so I don't think that's a
282 big deal. But I won't be there. For March 2nd, we
283 have another zone text amendment coming up for
284 multi-family part one for zoning... I'm sorry, for
285 parking standards. And then we're looking to bring
286 the first of a, a couple of trainings that we want
287 to do with the commission on some of the updates
288 and laws. This is something that we've talked about

289 and we've been trying to put on the agenda. So,
290 we're hoping that March 2nd will be a good date for
291 that. March 16th, we will have a billboard at 8590
292 Sunset Boulevard. And it looks like also a
293 billboard at 9201 Sunset Boulevard. And, again,
294 that's a little ways out. So, we will keep you
295 posted on whether those stay on. For subcommittees...
296 for subcommittees, we've got still one item coming
297 up in March 23rd for design review subcommittee
298 1006 to 1010 Edinburg Avenue. It's a 14-unit
299 residential building. That's on March 23rd. We'd
300 like to setup Sunset Arts and Advertising
301 Subcommittee on March 9th. So, if the members of
302 that subcommittee are not available March 9th, let
303 me know. We have right now it looked, you know, it...
304 it looks like we have about three items on that. I,
305 you know, I hesitate to say that all 3 will stay on
306 that agenda just because we are a ways out still,
307 but it looks like it could be 8... 8433 Sunset
308 Boulevard, the comedy store billboard; 9009 Sunset
309 Boulevard, the rock seat billboard; and 9019 Sunset
310 Boulevard, which is the rainbow billboard. I think
311 that's actually 9015. And then we would also like
312 to schedule... there's nothing on it at this moment,

313 but the April 6th for another Sunset Arts and
314 Advertising Subcommittee date coming up. So, I will
315 pause there. And if the members of the subcommittee
316 for Sunset Arts and Advertising are unavailable on
317 either March 9th or April 6th let me know. All
318 right. Hearing nothing. I will move on. I just
319 wanted to clarify something really fast because our
320 public commenter brought it up and I just wanted to
321 make sure that we all know and just so that the
322 public knows as well, typically when something is
323 continued to a date uncertain, that means there's a
324 whole new round of noticing. And so, we do that a
325 lot when we want... when we either don't know when
326 it's going to come back or we want to make sure
327 that they have that new noticing so that the public
328 does know when it's coming. Date certain is when
329 it's usually a very quick turn around and there
330 isn't time for noticing and it doesn't have a new
331 notice so that it's, it's made... it's made public in
332 the meeting when it is continued that we're going
333 to bring it back on a date certain. Usually, that's
334 the next meeting or maybe two meetings later. Just
335 so there's no confusion that, you know, really a
336 date uncertain adds transparency and it adds

337 noticing. So, I just wanted to point that out.

338 Jones: Jennifer, quick question for you. Did you say you
339 wanted to do a Sunset Arts and Advertising
340 Subcommittee meeting on April 6th? Because at least
341 on my calendar, I have that that's a Planning
342 Commission meeting that night.

343 Alkire: Oh, you're right. April 13th, I'm sorry.

344 Jones: April 13th?

345 Alkire: Yeah. Thank you.

346 Jones: Okay, yup. I'm available on both those dates. So..

347 Alkire: Okay. All right. That was all I had as long as you
348 have questions.

349 Jones: Okay. Great. Anybody have questions for Jennifer at
350 this time? Okay, I will take that as a no. Thank
351 you so much, Jennifer. I appreciate the
352 flexibility. I know we moved you up a bit. Great.
353 Thank you. So now we will move to Item 8, which is
354 Items from Commissioners. Would anybody like to
355 speak at this time?

356 Rosen: Chair, are we doing 14.B as well at this time
357 (UNINTELLIGIBLE). Oh, I'm sorry. That was part of
358 Jen's (UNINTELLIGIBLE).

359 Jones: Yeah.

360 Rosen: Apology.

361 Jones: No worries. I also thought it was going to be 11.B
362 and I (UNINTELLIGIBLE) in my mind and luckily
363 pushed it down. So, all good. Any comments from
364 commissioners at this time? Okay. No. All right.
365 Item 9 is Consent Calendar. There is none. And,
366 again, per the agenda change and I just want to say
367 one more time for anyone who might have joined
368 since we started the meeting, there have been some
369 changes so thanks for bearing with us. We will move
370 to Item 11.A. This is 7811 Santa Monica Boulevard.
371 This is a revised draft EIR or environmental impact
372 report comment period. This is an opportunity for
373 us to receive information pertaining to the revised
374 DEIR for a mixed-use project known as the Bond
375 Project located at the aforementioned address and
376 to provide comments on the adequacy of the
377 environmental document. I want to give an
378 opportunity to staff to give their presentation.

379 Castillo: Yes. Good, good evening, Chair. I'm going to be
380 sharing my PowerPoint here. One moment. Okay. I
381 believe you can see my screen now. Is that correct?

382 Gregoire: No, it's blank.

383 Jones: Antonio, I actually can't see anything. It's, it's
384 black. Oh, there we go.

385 Castillo: Oh, okay. My screen just froze for a moment. Okay,
386 so you could see my screen? Okay. Thank you so
387 much, Chair. Good evening, Chair Jones, Vice-Chair
388 Thomas, and members of the commission. Antonio
389 Castillo, Senior Planner with the Current and
390 Historic Preservation Planning Division. The, the
391 item before you this evening is, is a revised draft
392 environmental impact report for the Bond Project.
393 This is a proposed hotel mixed-use development
394 located at 7811 Santa Monica Boulevard. The initial
395 EIR came before this commission in October of 2019.
396 And based on the comments received at that time and
397 additional information received during the, the
398 commission meeting, the city determined that two
399 additional sections of the EIR should be included
400 in the draft including the land use and planning
401 section as well as the tribal cultural resources
402 section. And that the draft EIR should be
403 recirculated for public review to allow the public
404 additional time to review the information. And as
405 such, the, the initial draft EIR has been revised
406 to include these two EIR sections among other
407 updates. And it's currently being recirculated for
408 public review as part of its 45-day public comment

409 period. So, the, the purpose of this meeting
410 tonight is to provide the commission and members of
411 the public and additional forum to provide comments
412 to staff and the ci... the city's CEQA consultant on
413 the adequacy of the environmental document during
414 this public comment period. So, comments should be
415 focused on the revised draft of, of the EIR. The
416 commission will not be deliberating on the merits
417 of the project or taking any position on the
418 project at this time. And there's no formal action
419 requested of the commission this evening. All, all
420 the comments we receive and the comments we have
421 been receiving will all be included as part of the
422 final environmental impact report. The
423 environmental document has been prepared by the
424 city's CEQA consultant, Dudek. And this, Dudek is
425 joining us this evening including Michele
426 Finneyfrock, the environmental planner for Dudek.
427 And so, in just a moment Michele will be providing
428 a brief overview of the CEQA process and the status
429 of the CEQA analysis for this project. Afterwards
430 we'll be gathering comments on the... on the document
431 itself. And these comments will be responded to and
432 addressed as part of the, the final EIR. That will

433 be considered by the Planning Commission during a,
434 a future notice public hearing. And that's when the
435 commission will, will consider the project in its
436 entirety. The revised draft EIR is, is available on
437 the city's website for review and download. And
438 hard copies are also available at City Hall
439 planning counter as well as the West Hollywood
440 Public Library. The, the project site consists of
441 three parcels, including 7811 Santa Monica
442 Boulevard which is the main address for the
443 project, as well as 1114 Orange Grove Avenue, and
444 1125 Ogden Drive. The, the parcel fronting Orange
445 Grove is a rectangular shape property and currently
446 used as a surface parking lot for, for public. The
447 parcel fronting Santa Monica is an irregular L-
448 shaped parcel and currently occupied by a, a gym
449 and a surface parking lot. And the parcel fronting
450 Ogden is rectangular in shape and currently
451 occupied by a multi-family rental building.
452 Together the, the, the three parcels encompass
453 approximately 40,000 square feet of project site.
454 The, the project includes the construction of a
455 mixed-use development of approximately 212,000
456 square feet in building area with a range of 6

457 stories above ground, up approximately 71 feet from
458 grade, in, in certain areas, with, with two-
459 subterranean parking levels. The development would
460 consist of approximately 36,000 square feet of
461 commercial use including a 45-room hotel, a
462 restaurant, and an art gallery. And approximately
463 87,000 square feet of residential space including
464 95 residential dwelling units. This would also
465 include common open space area and a, a parking lot
466 with 145 spaces. These are some renderings. This
467 one in particular is, is, the Santa Monica
468 Boulevard entrance. As you could see from the
469 rendering, the frontage has five stories in height
470 with a sixth story tucked towards the back and
471 fronting onto Orange Grove as well. This is the
472 Orange Grove rendering with the auto repair to the
473 right and there's a school immediately to the.. to
474 the left. And this third rendering is the
475 residential component fronting onto Ogden Drive.
476 The.. of the.. of the 95 residential units proposed
477 for this project, 16 units would be affordable
478 units including 8 very low-income units and 8
479 moderate-income units. The units would be composed
480 of 13 three-bedroom units, 15 two-bedroom units, 21

481 one-bedroom units, and 46 studio units.
482 Approximately 100 parking spaces would be available
483 to serve the proposed project's residents and, and
484 commercial uses, with the remaining 45 flexible
485 parking spaces included in the project to replace
486 the ci... the spaces currently leased by the city for
487 public parking. The, the construction of the
488 project would involve approximately 10,000 square
489 feet of commercial building fronting Santa Monica
490 Boulevard, the parking lots adjacent to the
491 building, and then the parking lot leased by the
492 city along Orange Grove, as well as the seven-unit
493 residential building located on, on the Ogden
494 parcel. The access to the project would, would be
495 available from three separate driveways. One would
496 be on Santa Monica Boulevard, which is an entrance
497 only. There would be one along Orange Grove, which
498 is a two-way entrance and exit. And then a
499 residential entrance and exit along Ogden Drive.
500 In, in the coming week staff will gather all the
501 comments received by the public and commissions and
502 work with Dudek to respond to each of the comments
503 received during this period. And subsequently, the
504 Planning Commission will hold and notice public

505 hearing receive all public comments and go through
506 its, its standard process of deliberation before
507 ultimately taking an action whether to approve or
508 deny the project and certify the final EIR. The,
509 the comment period began when the revised draft EIR
510 was published in January.. on January 5th of this
511 year for a 45-day period that was ending on Monday,
512 February 20th. However, February 20th is, is a
513 holiday. It's President's Day, so staff will be
514 accepting public comments until the following day
515 Tuesday, the 21st by 5 PM. The transportation
516 commission held a, a similar meeting to gather
517 public comments on January 18th, so recently. And
518 so bef... before I pass the next portion of our
519 presentation to Michele from Dudek, I do want to
520 mention that staff has been receiving various
521 comments from members of the public. And as I
522 stated earlier, all the comments will be addressed
523 in the.. in the final EIR. So, everyone has an
524 opportunity to see the comments and the responses.
525 And so, with that, I'm going to pass the next
526 portion of our presentation to Michele Finneyfrock
527 from Dudek. And then we'll conclude our
528 presentation, Chair. One moment.

529 Finneyfrock: Hi. Good evening commissioners and members of the
530 public. As Tony mentioned, I'm Michele Finneyfrock,
531 and I will be providing a brief overview of the
532 California Environmental Quality Act as well as the
533 EIR process that has been undertaken for the Bond
534 Project. So, this slide shows some high-level
535 points on the California Environmental Quality Act,
536 which is often referred to as CEQA. One of the main
537 purposes of CEQA is to disclose the potential
538 environmental effects of projects to decision
539 makers as well as to the public. CEQA also provides
540 a vehicle for members of the public and agencies to
541 comment on the potential environmental impacts of
542 projects. And it requires that any significant
543 environmental impacts be reduced through the
544 identification of feasible mitigation measures
545 and/or consideration of project alternatives. Next
546 slide. So, this slide shows an overview of the EIR
547 process that the city has undertaken for the Bond
548 Project. I think Tony has already done a great job
549 of describing the history of the Bond Project and
550 how, you know, we're recirculating the EIR for
551 public review. So, I will just quickly state that
552 we are currently on step number 10 that's shown on

553 this slide, which is to collect public comment on
554 the revised draft EIR. And the next steps will be
555 to review all of the comments that the city
556 collects and to provide responses to them in the
557 form of a final EIR. Next slide. This slide lists
558 the environmental topical areas that we have
559 analyzed in detail in the revised draft EIR. For
560 most of these topical area impacts were determined
561 to be below a level of significance with no
562 mitigation required. However, for the categories of
563 air quality, cultural resources, and noise,
564 potentially significant impacts were identified and
565 mitigation measures are provided in the revised
566 draft EIR that would reduce those impacts to below
567 a level of significance. And with that I will turn
568 it back over to Tony to wrap up.

569 Castillo: Thank you, Michele. Okay, Chair, so just to
570 conclude, I wanted to put up the information here
571 for any members of the public to reach staff, to
572 provide any, any comments. As I mentioned earlier,
573 we'll, we'll be accepting comments until Tuesday,
574 February 21st by 5 PM. And those comments can be
575 provided in writing either by emailing me directly
576 at acastillo, that's A-C-A-S-T-I-L-L-O@weho.org or

577 by emailing those comments to planning@weho.org.
578 And you can also drop off at City Hall at the
579 planning counter or mail any public comments. We'll
580 be accepting comments in any manner that's
581 convenient for the public. And so, with that, this
582 concludes our presentation, Chair. And we're happy
583 to take any comments from the commission and from
584 members of the public. Thank you.

585 Jones: Great. Thank you. So, I just want to clarify with
586 the city attorney. So, this isn't a typical public
587 hearing, this is actually.. because there's no
588 action that we're taking, this is a new business
589 item. So, Isaac, what is the best way to go about
590 here? Would we just run it like we do with public
591 hearings where we would have commissioners ask any
592 questions of staff then take comments from the
593 public and then have commission give their
594 comments? Or what do you recommend?

595 Rosen: Yeah, I think that's appropriate. And, you know,
596 the commissioner's comments will be primarily I
597 think questions of clarification since the
598 commission will be deliberating this evening on... or
599 taking any action in advance of having the formal
600 EIR finalized and coming back to the commission.

601 And I think, Chair, the way you described the
602 process works and is, is applicable to tonight's
603 item.

604 Jones: Okay. Great. Thank you. So just in keeping with how
605 we would normally do this, do we have any questions
606 from commissioners for staff at this time about
607 anything contained in the DEIR or the Staff Report?
608 Vice-Chair Thomas?

609 Thomas: Thank you, Chair. I had one question. I saw in the
610 land use section, I believe it was 3.11, that this
611 is a... this is an HAA project, correct?

612 Castillo: That is correct.

613 Thomas: And I just wanted to understand the math on that
614 just a little bit because it's 212,508 square feet
615 which it would need to be 67 percent residential,
616 correct? And so that's 67 percent of the habitable
617 square footage, not the overall square footage,
618 correct?

619 Castillo: It would be the square footage pertaining to the,
620 the residential uses. So that, that's all-square
621 footage pertaining to residential uses within the
622 entire project.

623 Thomas: Okay. So, then it needs to be 67 percent of what
624 number exactly?

625 Castillo: That would... give me one moment. I'll pull up the
626 square footage here. The total gross square footage
627 for the project is 2... 212,818 square feet. And that
628 includes... so that includes the residential, hotel,
629 common area, parking, and so forth. The gross
630 residential area is approximately 80... 87,000 square
631 feet. And the hotel is... the hotel and commercial
632 area is 36,000 square feet. Then there's common
633 areas for the residential, public, private... private
634 patio areas for the... for residential and then
635 parking structure and so forth.

636 Thomas: Okay. So that all... that all adds up to the 212. So,
637 67 percent would be 140,000 square feet. I think
638 that's where I'm a little bit lost.

639 Castillo: So, there's... okay, I'm going to have to just... some
640 calculations here. I'm not looking at percentages,
641 just at square footages. That's... that is the, the,
642 the project proposal to, to... for this to be a
643 majority residential project. So, if you allow me,
644 I'll take a look at the square footages here and
645 come up with some percentages.

646 Alkire: We can probably come back with that and move on
647 with questions for now.

648 Jones: Okay. Great. I just didn't know if we were... I

649 didn't want to put Antonio on the spot and make him
650 do calculations, like, as we're waiting.

651 Thomas: No, that, that was my only question, Chair. So, I'm
652 perfectly fine to get that answered later.

653 Jones: Okay. Okay. Cool. Thank you, Vice-Chair Thomas. Any
654 other questions? Commissioner Lombardi, please go
655 ahead.

656 Lombardi: Thank you. Mister Castillo, apologies if I'm
657 putting you on the spot or if I missed this during
658 the meeting, but I was just wondering that surface
659 parking lot, do we know how many spaces
660 approximately are there? And then some of them are..
661 were specific city uses, how many spots is that?
662 (UNINTELLIGIBLE).

663 Castillo: Are you referring to the Orange Grove parking lot?

664 Lombardi: Correct. The Orange Grove parking lot.

665 Castillo: Yes. That would be 45 spaces that currently exist.

666 Lombardi: Okay. And then are those uses broken out and do you
667 have that information? How many are for the public
668 versus a specific city use?

669 Castillo: No, those are all public..

670 Lombardi: Okay.

671 Castillo: ... public parking spaces.

672 Lombardi: Okay. Thank you. And then I was looking, I didn't

673 see very much synopsis from the transportation
674 commission, so I was curious if you have anything
675 to note from the outcome of that meeting.

676 Castillo: Staff received various comments from... mostly from
677 members of the public, but also from the
678 commissioners. There were... there were a variety of
679 different, different comments that we'll be
680 assessing.

681 Lombardi: Okay.

682 Castillo: And the recording for that meeting, as this one,
683 will be... is available to the public.

684 Lombardi: Okay. And that is available now? I feel like it
685 wasn't up previously. Will you make that available?

686 Castillo: Yes. We, we will be making that available. This,
687 this for planning commission, it will be available
688 on the city's website. The transportation
689 commission, since it's... that one... that one is, I
690 believe was being uploaded recently. So, if it's
691 not already, it will be available to the public
692 very soon.

693 Lombardi: Okay. That would be... that would be great. I know
694 that there's a limited time for comment. So, for
695 those that were not able to hear that meeting, that
696 would be helpful. And that's the only other

697 question I have at this time. Thanks.

698 Jones: Great. Thank you. Any other questions of
699 commissioners for staff at this time? Okay. All
700 right, then we will go to public comment for this
701 item. David, do we have any public speakers?

702 Gillig: Thank you, Chair. Yes, we do. We received a few
703 public comments for this item. If there is anybody
704 on the platform that would like to speak and make a
705 comment regarding this, if you're on the platform
706 you can use the raise hand feature. If you're
707 calling in, please hit star 9 for me and that will
708 let me know that you'd like to speak on that. Our
709 first public speaker will be Steve W. Steve, go
710 ahead and unmute. You can turn your camera on if
711 you'd like. You will have three minutes.

712 Weinstein: Hi, can you hear me?

713 Gillig: Yes, we can. Go ahead, Steve.

714 Weinstein: Hi, my name's Steve Weinstein(phonetic). I live on
715 Ogden Drive for many, many years directly across
716 from the Ogden portion of this project. In the EIR,
717 this revised EIR, there is an alternative to sever
718 the residential lot on Ogden from the commercial
719 project on the other two streets. I strongly
720 recommend that you take them up on that idea

721 because if this driveway connects to the commercial
722 project, it will ruin our street. There will be
723 delivery trucks, guests of the hotel, Ubers, Lyfts,
724 all kinds of things just going in and out on a tiny
725 little residential street called Ogden. Also,
726 you'll be losing eight, I think it's seven or
727 eight, rent-controlled units on Ogden. So, if you
728 can sever that, that would be great. And the other
729 thing is you're building two very large buildings
730 that are inaccessible. If you're coming on Santa
731 Monica East just past Fairfax, you cannot turn left
732 on Orange Grove. There's a medium with plants
733 there. If you proceed further to where the hotel
734 driveway is, you cannot turn left there either.
735 It's a double-yellow line and there is a crosswalk,
736 pedestrian crosswalk light right there. So, cars
737 will not be able to get into this project, either
738 of the two large buildings. They will have to
739 continue forward to Ogden or Genesee and try and
740 make a U-turn in those streets. The only other
741 option would be for them to go up to Fountain. Now,
742 Fountain is... right now you're planning to maybe
743 change Fountain to one lane each way to prevent
744 accidents, prevent pedestrian fatalities. If that

745 happens, nobody will be able to make a left down
746 the street from... on to Orange Grove to attend or
747 get home or attend the art gallery or attend the
748 restaurant or whatever they're trying to do. So, I
749 think you really need to come and look at these
750 streets and see that traffic cannot service these
751 two very large buildings. If you made them smaller,
752 if there was a way to direct traffic with traffic
753 lights and whatnot, but there really isn't. And
754 then if you're going to put a bike lane on Santa
755 Monica, which I know is another study of the city,
756 it's going to be impossible with all this extra
757 traffic. So, I just wish you would take that into
758 consideration and realize this is way too large
759 project for this particular lot. Thank you very
760 much. I appreciate it.

761 Gillig: Thank you, Steve. Our next speaker will be Mike
762 Carter. Mike Carter will be followed by Danielle
763 Wilson. Go ahead Michael, you'll have three
764 minutes.

765 Carter: Greetings and good evening. Mike Carter, Ogden
766 Orange Owls Neighborhood Watch Captain reporting
767 from the epicenter of the Bond Hotel Project impact
768 zone. A great concern to our constituents who

769 provided 223 signatures tonight in protest of the
770 Bond Project is land use. In particular, overlaying
771 hotel use on an aggregate parcel that's 10,000
772 square feet short of municipal zoning code
773 requirement. In that, we are calling this a
774 concession instead of a violation of WHMC.
775 Particularly insidious is that this project reaches
776 outside the 1936170A project description defined as
777 standard for and substantiate residential use in
778 density over the CC2. No standard is found for it
779 in 1936170A. In a Type A project, residential uses
780 occur only on the residentially zoned parcels for
781 which the density standard is supplied. Further,
782 1936170A 4.A is easily understood in terms of
783 residential use being exclusive to residential
784 parcels in a Type A project but becomes
785 unmanageable and even untenable if residential use
786 is found on CC2. Did we invoke some other set of
787 standards to add residential to the CC2 in order to
788 create a hybrid AB project? Originally, this
789 project was a Type B project. Residential on top of
790 the two existing CC2 parcels. A tip was dropped
791 from city government that a third driveway would be
792 required to get approval. So, one piece of R3B

793 property was snatched up for 3.2 million as if it
794 were some kind of a Lego piece to be then snapped
795 on to the 7811 Type B project. But presto, changeo,
796 not only did we have the desperately required
797 driveway, but we have 1936170 Type A mixed-use
798 project with residential on the CC2. More simply,
799 we have what is still a Type B project that
800 snatched up a residential parcel for a driveway. A
801 hybrid in search of a concession. Does the Bond
802 then mitigate the effects of its massing in height
803 and environmental impacts to the maximum extent
804 feasible? No. It's mass and scale are severely
805 impactful to any neighborhood. The concession to
806 1936170 A.1 150,000 square feet is dangerous.
807 1936170A 4.B, transportation commissioners are
808 concerned for traffic flow in and out of the bond.
809 A ludicrous suggestion was made to allow commercial
810 hotel driveway use on the residential parcel. Well,
811 WHMC will not tolerate this. 1936170 A.10 55 or so
812 feet of driveway setting 3 side of the block makes
813 a mockery of this WHMC standard. The Bond needs to
814 go back to the drawing board, sever the R3B parcel
815 from the project. These three infill lots on three
816 sides of the block need to be developed separately

817 or the proper parcel size should be acquired. As
818 it is, the Bond Project is all take and no give,
819 replete with conflicts, and impactful inadequacies.
820 I wish you a good evening.

821 Gillig: Thank you, Mike. Our next speaker will be Danielle
822 Wilson, and Danielle will be followed by Lynn
823 Hoopengartner. Danielle, go ahead and unmute. You
824 may turn on your camera if you'd like and you will
825 have three minutes.

826 Wilson: Good evening, Chair Jones and honorable planning
827 commissioners. My name is Danielle Wilson. I live
828 leth... less than a quarter of a mile from the
829 project site on Ogden, south of Santa Monica. I
830 frequent the whole foods. I go to the gym at Brick
831 which is part of the project site. This is my
832 neighborhood and I strongly support this project.
833 Tonight, I'm speaking on behalf of Unite Here Local
834 11, the hotel workers union here in West Hollywood.
835 Our members, dishwashers, housekeepers, and servers
836 who are the working poor and therefore the canorous
837 and the cole mind for climate change, are
838 struggling with the dueling impacts of the housing
839 and environmental crisis impacting our region.
840 They're being pushed further and further away from

841 job centers, like West Hollywood due to the lack of
842 affordable housing and transmit... transit
843 infrastructure near good jobs. This project, which
844 combines nearly 100 housing units, including units
845 for very low-income families like our members, and
846 sustainable development is exactly the kind of
847 development our community needs. This project is
848 close to existing rapid bus service as well as to
849 the proposed future metro subway extension. It
850 balances the parking needs of residents like
851 myself, visitors, and workers with the regional
852 need to encourage the use of transit. The
853 combination of jobs, housing, and walkable
854 destination such as art galleries and studio space
855 ensure that the project will also encourage
856 pedestrian activity. This project will positively
857 impact the environment. It will replace the surface
858 parking lots with sustainably constructed
859 affordable housing. What was once covered by black
860 tops, will now be shaded by cool roofs or energy
861 star-approved roofing with solar power, plants, and
862 other green features. This will be a model project
863 for our neighborhoods. I am just going to have to
864 join 24 Fitness and that's okay. I truly hope to be

865 able to work with my neighbors to welcome a project
866 like this into the city with its desperately needed
867 housing. And I hope you will keep our thoughts in
868 mind during future deliberations. Thank you.

869 Gillig: Thank you, Danielle. Our next speaker will be Lynn
870 Hoopengartner followed by our last speaker that I
871 have Victor Omelczenko. Lynn, good evening. Go
872 ahead. You have three minutes.

873 Hoopengartner: Thank you. Good evening commissioners. I'm going to
874 stick to the high points on this one. Most
875 importantly what I was unable to find is what is
876 the deemed complete date. You might recall we just
877 went through this two weeks ago on the 8555 Santa
878 Monica Project. And at that point, there was a
879 60,000-square-foot requirement for the whole
880 project in order to span commercial and residential
881 properties. That call was in place in 2016. In
882 2019, the code was changed to reduce that
883 requirement to 50,000 square-feet. Therefore, this
884 is an important date. When this EIR first was
885 processed, the 60,000 square foot law was in place.
886 Was... what is the deemed complete date and are we
887 applying the same rules to this project as were
888 applied to 8555 Santa Monica? And as relates to

889 that, the changes in 2019 amended 19.36.178 on
890 mixed-use projects that span both residential and
891 commercial zoning districts. Importantly, A.8 where
892 it says "Development as separate sites: the
893 residential and commercially zoned portions of the
894 site shall be developed as separate sights in
895 compliance with the requirements of the applicable
896 district including density, setbacks, height, and
897 other applicable development standards. Except a
898 subterranean parking may be constructed as
899 connected underneath, etc., etc." In addition,
900 number 9, 1 canopy tree for every 6,000 square feet
901 of site area. That is not incorporated in here. And
902 these are just a couple of items. So, one, what is
903 the deemed complete date? And two, what code is
904 being applied to this project? I see that the
905 applicant has requested a concession to not comply
906 with the 50,000 square feet and reduce it to
907 somewhere in 40,000 square feet, but this is not a
908 concession-able item. This is an objective standard
909 that is a condition upon which they can even
910 consider doing a project spanning commercial and
911 residential lots. And with that, I will leave it to
912 my neighbors to discuss the transportation issues

913 and the many, many other issues that need to be
914 addressed before this is ready for primetime. Thank
915 you.

916 Gillig: Thank you, Lynn. And our final speaker will be
917 Victor Omelczenko. Victor, hang on just a second. I
918 want to make sure that everyone gets an opportunity
919 to make a comment. So, if you haven't and you would
920 like to, if you're on the platform, please raise
921 your hand. If you're calling in, star 9 for me.
922 Okay, Victor, go ahead. You will have three
923 minutes.

924 Omelczenko: Well, good evening again commissioners. Well, a new
925 project this on the east side. I live in the center
926 city, but I'm interested in what happens throughout
927 our fair city. And I just want to say that I did
928 submit on Wednesday, February 1st, at 1:31 PM a
929 whole slew of questions to this planning commission
930 and to Mister Gillig, that I hope that Dudek and
931 Miss Finneyfrock will answer. I've learned over the
932 years when you make a comment or say a feeling or
933 say, "Oh, I don't know and I'm concerned in that",
934 I believe that the questions should be asked, not
935 just the comments. So, I look forward to answers to
936 all of the questions that the public has submitted

937 regarding what I see at this point as an extremely
938 over-rock project. Why has no new traffic study
939 been completed that takes into account not only the
940 cumulative impacts of ongoing development at this
941 area, but also the influx of all this ride-sharing?
942 Exactly how is the public benefiting from a new
943 hotel in this city? Is that part of our general
944 plan? What is the justification? Let's talk about
945 land use and policy planning, how exactly does this
946 project meet the city's requirement that a new
947 development that traverses commercial and
948 residential zones like I was learning must now be
949 50,000 square feet in land area? And in the
950 presentation that I just saw, I just jotted down
951 that it only has 40,189 square feet. This is a
952 concession? I don't think so. How is this
953 concession, Dudek please explain it to us. How does
954 this project meet the city's rules and regulations
955 and ordinances? Why is this proposal, Dudek and
956 everybody, even being reviewed now if it does not
957 have 50,000 square feet of total land? And yes,
958 indeed, let's find out, what was the deemed
959 complete date? Why is this such a secret and so
960 hard to get a handle out? That said, about the, the

961 housing, yes. The project will add 16 new
962 affordable housing units, but what the community
963 needs to know is that 7 seven rent-stabilized
964 housing units are being demolished for this bizarre
965 driveway that's going to feed into the residential
966 neighborhood on Ogden. And that is really we're
967 losing seven and only getting nine. Wouldn't you
968 think that a well-healed developer could offer up
969 more than just a net new nine affordable housing
970 units? Let's talk about that in the housing,
971 housing draft EIR. So, I bring up these issues
972 because I'm just wondering, how does such
973 demolition of rent-stabilized housing serve the
974 city's housing needs and why can't the developer
975 offer more affordable housing? These are questions
976 that I hope are all answered in the new final EIR.
977 Thank you so much for the extra time, David.

978 Gillig: And thank you, Victor. And Victor is our last
979 public speaker on this item, Chair.

980 Jones: Great. Thank you. Okay, so again, this is not an
981 item that we're deliberating. We're not taking any
982 action on this tonight. If staff has answers to the
983 questions that we asked earlier, that would be
984 great. If not, we can also give you more time.

985 There's absolutely no problem. But otherwise, I
986 think we can just go down the line and, and give
987 comments if they haven't already been given. Would
988 anyone like to speak? Does no one... I mean, do we
989 not have comments? Commissioner Lombardi, I had a
990 feeling. Go ahead.

991 Lombardi: I have comments. I, I really don't want to go
992 first. If anyone else wants, wants to go. But since
993 everyone's so quiet, I'm happy to go. We heard some
994 good questions from the public. So, I do hope that
995 those are answered. Let me check here and see where
996 I want to start. So, I guess I am a little bit
997 confused about how this project is coming forward
998 and I realize this maybe that's not specific to the
999 DEIR, but it, it has some impact. So, here's what
1000 I'm going to ask, I know that there's an
1001 alternative within this... with this... within this
1002 revised DEIR, and I'm trying to understand if is
1003 the intent with the proposed alternative that the
1004 lots would be developed as separate parcels?
1005 Considering that there's a potential concession to
1006 try to consolidate everything which does not match
1007 up to our municipal code given the overall amount
1008 of project area. What is the intent with the

1009 alternative, which notes the various negative
1010 impacts such as less housing? And shouldn't an
1011 alternative be proposed that maybe navigates this
1012 issue that's been flagged? I mean, I could get an
1013 answer to that question. That's my question.

1014 Alkire: Yeah, we're, we're really just taking comments at
1015 this meeting mostly.

1016 Lombardi: Understood.

1017 Alkire: So yeah, as far as...

1018 Lombardi: (UNINTELLIGIBLE).

1019 Alkire: ... if you have suggestions or comments on the
1020 alternatives then we can certainly take those in
1021 and look at them. But...

1022 Lombardi: Okay.

1023 Alkire: ... we don't want to speak qualitatively on any of
1024 these issues (talking over).

1025 Lombardi: Understood. Okay. So that's one question and
1026 comment that I have. I do want to reiterate and I'm
1027 glad that it was brought up by the public, my
1028 concern about the application of the affordable
1029 housing and I'm a little bit confused right now on
1030 what the intent is. It seems like we're losing at
1031 least 7, if not 8 existing units that would be
1032 potentially rent stabilized to gain 16 units. And

1033 so that doesn't seem like a very high number for
1034 the amount of residential units that would be
1035 provided for this project. And then I'm also
1036 curious how that relates in density bonus
1037 calculations if they're asking for density bonus
1038 calculations based on 16 new affordable units, but
1039 you're losing units. Is there not a measure within
1040 or code that acknowledges the removal and the need
1041 to replace those units? I thought there was. So,
1042 I'm not sure if I understand how that's being
1043 applied and if it's being applied correctly. And
1044 what that means in terms of the analysis of this
1045 DEIR and the, the benefits if they're properly
1046 being assessed. I think there needs to be clarity
1047 there. I'm also concerned in general about the
1048 traffic conditions in this area. I know it well. I
1049 frequent the area regularly. Santa Monica and
1050 Fairfax is a busy intersection. There is a bus stop
1051 there, which is very convenient for this location,
1052 but traffic does back up. So, if cars are headed
1053 east bound on Santa Monica and expected to turn
1054 into the property, I think that that's going to be
1055 an issue. There isn't a turn lane. I don't know if
1056 there's a way to implement a traffic light, but I

1057 feel like that's probably too close to Fairfax and
1058 Santa Monica. So, this seems like a very tricky
1059 thing to navigate. And I'm curious if there could
1060 be better study into the traffic patterns and how
1061 this is managed. During rush hours in particular,
1062 the traffic really backs up along this corridor and
1063 it's hard enough to turn left anywhere much less if
1064 this project is pulling in, you know, that many
1065 people for parking or the housing, for the hotel,
1066 the art gallery. So, I'm not sure that that's been
1067 assessed well and I am very concerned about it.
1068 Also, the removal of the Orange Grove parking lot,
1069 it doesn't seem like those 45 spaces are being
1070 fully recaptured with this new development. And I'm
1071 concerned about that. I understand, you know,
1072 there's calculations that are made with all of
1073 this. But the, the commercial strip that includes
1074 Whole Foods that is right next door has a lot of
1075 traffic. People depend on that lot as overflow and
1076 it's used frequently during busy hours. I know I've
1077 used it quite a bit. I'm not sure how people
1078 navigate out of this parking garage and over into
1079 that space. And if they are using it, how much
1080 capacity they have. So, I think this is just going

1081 to create more issues with pedestrian traffic,
1082 traffic flow, of cars turning in, people coming out
1083 trying to go over to that area, and I don't know if
1084 that's been studied properly and addressed based on
1085 what I'm seeing in this DEIR. And, and right now
1086 that's what I have for comments.

1087 Jones: Okay. Great. Commissioner Gregoire, please go
1088 ahead.

1089 Gregoire: Thank you, Commissioner Lombardi, for going first.
1090 You pretty much touched on every one of the points
1091 I was going to make. But I also just wanted just to
1092 repeat concern over that we're only getting a net
1093 gain of nine affordable units. We hate to see the,
1094 the loss of rent-stabilized units. Obviously, we
1095 need to take a, a hard look at that. And I really
1096 appreciated a lot of the public comments about the..
1097 just the impact on parking and transportation and
1098 Whole Foods. Whole Foods is crazy, you know,
1099 there's always overflow from Whole Foods onto that
1100 street and into that parking lot. And the school
1101 there, it would be great for them to really address
1102 sort of the impacts as with respect to some of
1103 these other businesses like the school and Whole
1104 Foods. And as Commissioner Lombardi said about the,

1105 the transportation issues, the trying to gain
1106 access to the hotel from Santa Monica Boulevard
1107 going east bound is going to be a challenge. So
1108 that should be further developed as well. And
1109 (UNINTELLIGIBLE) my last... it's my last thought was,
1110 you know, my usual concern about any new
1111 residential development, is it going to be adequate
1112 parking? You know, we know what we're allowed to
1113 require, but realistically, is there going to be
1114 overflow? Are there going to be residents wanting
1115 to park on the residential streets? And what's the
1116 impact going to be on, on the neighborhood? What,
1117 what we require, what can be required is very
1118 different from the true needs of the neighborhood.
1119 So, I want to make sure that's considered as well
1120 in the, the revised final EIR. And that's my
1121 comment.

1122 Jones: Great. Thank you, Commissioner Gregoire.

1123 Commissioner Matos, please go ahead.

1124 Matos: Thank you, Chair Jones. So, I have a couple of
1125 comments. You know, I think a few of them have been
1126 touched on. I want to get a little bit more in
1127 specific to the DEIR. 3.86 talks about mitigation
1128 measures and project design features. It goes in to

1129 provide a project design feature for transit.
1130 There's a number one and number two. It's talking
1131 about restricting, restricting northbound traffic
1132 into the neighborhoods by requiring vehicles that
1133 exit the driveway to travel southbound during peak
1134 hours. It's talking about implementing the design
1135 feature of a sign to steer traffic in that
1136 direction. I think it would be helpful to
1137 potentially explore additional or alternative
1138 design features that could help, you know,
1139 basically firm up that position to try to mitigate
1140 the traffic component and keep vehicles that are
1141 leaving the transit... that are leaving the project
1142 site, rather, from moving toward the neighborhood.
1143 You know, I don't know if it had been explored in
1144 addition to signs to implementing, you know,
1145 medians that would require turn in that... in the
1146 correct direction or any type of other mitigation
1147 effort or design features that could be implemented
1148 that would help address some of those concerns. The
1149 other thing that I wanted to talk about that I
1150 didn't think was adequately addressed in the EIR...
1151 or the draft EIR is there is a part about ride-
1152 share passenger loading and unloading. It kind of

1153 goes into... it says the project will accommodate
1154 passenger loading and unloading on site should
1155 ride-share pickup and drop off activity become
1156 excessive and generate traffic issues on the
1157 residential portions of Orange Grove Avenue or
1158 Ogden, the city will work with the owner to remedy
1159 those concerns. I kind of would love to see, you
1160 know, what the remedy options would be and, you
1161 know, a little bit more into where, you know, in
1162 the project side or different alternatives that,
1163 that could be hosted to try to mitigate the issues
1164 that it's talking about. Just a little bit more in-
1165 depth in the plan for that would be interesting.
1166 And then, yeah, I mean, my other concern was about,
1167 you know, we love affordable housing. We need more
1168 of it certainly. But also looking at, you know,
1169 with the elimination of existing rent-stabilized
1170 units, would there be a rent-stabilized unit
1171 requirement beyond what's being proposed in
1172 affordable housing for them to maintain as part of
1173 the overall housing stock? So, if there's, you
1174 know, X amount of affordable units in this project,
1175 I believe it's 16, then, you know, are there an
1176 additional 8 separate and apart from that, that are

1177 then designated rent-stabilized units? So that's
1178 something that I think should be explored a little
1179 bit more. Yeah. I mean, those are... those are my
1180 comments.

1181 Jones: Great. Thank you very much. I don't want to put
1182 anybody on blast. I mean, you certainly don't have
1183 to speak. Commissioner Carvalheiro, please go
1184 ahead.

1185 Carvalheiro: Yeah, I don't have additional comments. All of my
1186 comments have been touched on at this point.

1187 Jones: Vice-Chair Thomas?

1188 Thomas: I have a question of staff in regards to when rent
1189 control units are... they'd leave the market and
1190 there's a new project. Isn't, isn't there a
1191 recapture program or I just seem to remember
1192 something about when rent control projects are
1193 removed from the market and then a project is put
1194 in that place. Don't a certain number of the units...
1195 isn't there a... I just felt like there was a program
1196 regarding that and I just couldn't remember. So, I
1197 didn't... does this sound at all familiar?

1198 Alkire: So, I can speak to that a little bit. I'm not an
1199 expert, but I can let you know that if there are
1200 people who are ellised from a rent-controlled

1201 building removed from the rental market who qualify
1202 for our rents... for our inclusionary program, I
1203 believe that they get some level of priority on the
1204 list. But not necessarily in this project because
1205 they may need housing before this project is
1206 completed. So, I think that it's just as units come
1207 up, they, they have some level of priority for
1208 that.

1209 Thomas: Okay. Thank you.

1210 Jones: Do we have any additional questions for staff or
1211 comments at this time?

1212 Matos: I did... sorry, Chair Jones, if I may?

1213 Jones: Please, go ahead.

1214 Matos: Yeah, yeah. I did just want to follow up on
1215 Commissioner Thomas's question. I also had a
1216 similar question about how that math works out. So,
1217 I just wanted to just second that and follow up on
1218 the response.

1219 Castillo: Yes. Chair, I have a, a response to Commissioner
1220 Thomas's earlier question on square footage. So,
1221 the, the square footage that I had mentioned
1222 earlier, the 212,000, that, that is... that includes
1223 parking and a variety of other square footages
1224 throughout the structure. But when we're looking at

1225 the, the square footage... the growth square footage
1226 of residential area versus commercial, the
1227 residential, residential square footage is
1228 approximately 100,995 which ends up being 73.65
1229 percent of the square footage for the, the
1230 buildings. So, we have a residential square footage
1231 of about 100,995 and the commercial square footage
1232 is 36,132. Then there's the parking area. For
1233 example, of the square footage for the parking, 69
1234 spaces would be for residential, 31 would be for
1235 commercial. So, the project does exceed the 2/3
1236 requirement for as Commissioner Thomas mentioned.

1237 Thomas: I appreciate that. Thank you.

1238 Castillo: No problem. One, one additional comment,
1239 Commissioner Jones.

1240 Jones: Go ahead.

1241 Castillo: So, the, the project was deemed complete January
1242 31st of 2019.

1243 Jones: December 21st of 2019? Is that what you said?

1244 Castillo: January 31st.

1245 Jones: January 31st of 2019. Okay. Thank you. My questions
1246 and comments have been addressed. That's one of the
1247 benefits of going last. Any additional questions
1248 for staff at this time or comments? Commissioner

1249 Matos, go ahead.

1250 Matos: Thank you. Thank you, Chair Jones. I just wanted to
1251 add one thing just as part of my comments,
1252 specifically the comments relating to 3.8.6, which
1253 is the mitigation measures and project design
1254 features related to traffic and transportation. You
1255 know, we had asked for... I had asked for, you know,
1256 alternatives or exploration of further design
1257 features beyond just the use of a sign. I think
1258 that I would love to see this even go into ex...
1259 exploring a night lane similar to what we have on
1260 Hammond, where there's the up and down barrier that
1261 prevents traffic from continuing through the
1262 street, you know, during the night hours and
1263 specified hours where it rises out of the street.
1264 It's near my home. I see it all the time. So, I
1265 think I would, you know, if that's possible to add
1266 to additional comments or exploration features for
1267 this project design that would be great.

1268 Jones: Great. Thank you. Does staff have any questions for
1269 commission at this time in terms of clarification
1270 or any additional feedback? Or are you good?

1271 Castillo: I have none, Chair.

1272 Jones: Anyone else? No?

1273 Thomas: I, I have one final...

1274 Jones: Commissioner Thomas, go ahead.

1275 Thomas: I, I'm... I just want to circle back to the rent-
1276 stabilized units. The new... would the new project
1277 have to provide a one-to-one replacement of those
1278 units?

1279 Castillo: The, the... Jennifer, perhaps you might want to
1280 correct me on this, but that requirement would not
1281 apply to this project that was deemed complete in
1282 early 2019. The, the... this project would be
1283 eliminating seven residential units and be
1284 including 16 affordable units.

1285 Thomas: Okay.

1286 Jones: Okay. If there are no further comments or question
1287 we can move onto the next item, which is Item 11.B.
1288 Thank you very much to everyone for coming out and
1289 for commenting and also for, again, being patient
1290 with us as we had to move some things around on
1291 tonight's agenda. So, Item 11.B is the Design
1292 Review Subcommittee Representative appointment for
1293 one current design review subcommittee member to
1294 the Ad Hoc City Play House Design Steering
1295 Committee. This is for a term ending June 30th,
1296 2023, or until completed. I do want to thank

1297 everyone for their interest in this. It is my
1298 inclination to appoint Commissioner Carvalho to
1299 this position and that is largely because he was
1300 the one who served on the city manager's advisory
1301 report for this project. I think continuity is
1302 important. He has the expertise that we need, but I
1303 certainly don't want to overlook anyone else's
1304 talents. So, again, thank you everyone for your
1305 interest and for being so enthusiastic about moving
1306 things in our community forward. Commissioner
1307 Carvalho?

1308 Carvalho: Thank you. Thank you.

1309 Jones: Thank you very much. Okay and with this we will...
1310 again, just to note that Item 10.A, again, if
1311 you're just joining us, Item 10.A has been
1312 continued to a date uncertain. Again, that's item
1313 10.A. 8497 to 8499 Sunset Boulevard. We will be
1314 moving on to Item 10.B., which is 8549 to 8551
1315 Santa Monica Boulevard. This is a public hearing
1316 regarding a request to allow overnight boarding on
1317 an existing dog daycare facility located at the
1318 aforementioned address in our fair city. I believe
1319 we do have a recusal and I want to give the
1320 commissioner an opportunity to recuse himself

1321 before we move forward.

1322 Gregoire: Hello everyone. I am going to have to recuse myself
1323 from this matter as the subject property 8549 to
1324 8551 Santa Monica Boulevard is within 500 feet of a
1325 property that I live in and own. So, I will be
1326 signing off and saying goodnight to everyone. Have
1327 a good evening.

1328 Jones: Great. Thank you, Commissioner Gregoire. Okay. So,
1329 again, this is our... actually, our only public
1330 hearing now this evening Item 10.B. I am going to
1331 turn the reins over to staff for them to give their
1332 presentation.

1333 Rath: Thank you. Please bear with me for a moment. I'm
1334 just going to share my screen at the PowerPoint
1335 presentation. All right. So, my PowerPoint slide
1336 should be on the screen. If it isn't will you feel
1337 free to stop me, but I'm just going to continue on.
1338 So good evening, Chair Jones and commissioners. My
1339 name is Roger Rath, and I am one of the associate
1340 planners in the Current and Historic Preservation
1341 Planning Division. The item before you today is a
1342 request to allow overnight boarding at an existing
1343 dog daycare facility at 8549 to 8551 Santa Monica
1344 Boulevard. The subject property is located on Santa

1345 Monica Boulevard near the corner of West Knoll
1346 Drive. The yellow box indicated in this photo is
1347 the tenant space. The tenant space occupies the
1348 first and second floor of the building. The
1349 surrounding uses are primarily commercial uses
1350 except to the north which are residential
1351 properties. This subject property may look familiar
1352 to the commission as it was approved on January
1353 19th, 2023, at the previous hearing on the separate
1354 development permit application to demolish all
1355 existing structures and construct a new five-story
1356 mixed-use development. The applicant is aware that
1357 the... of this development and intends to utilize the
1358 space into other development compasses. This CUP,
1359 if granted, would go away when the structure is
1360 demolished. The entrance to the tenant space is
1361 located on the west elevation facing an existing
1362 surface parking lot. As seen here, the building is
1363 separated from the residential properties by a
1364 steep hill slide... hill side, which results in both
1365 properties being located at different grades. The
1366 first floor is where the existing dog daycare is
1367 located. This includes the check-in area, open dog
1368 play area, and the washroom. The second floor is

1369 where the overnight boarding will take place. As
1370 seen in the floor plan here, the general sizes for
1371 the dog boarding facility will be four feet wide by
1372 four feet in length with options for larger spaces.
1373 The operation of the overnight boarding use for
1374 intake and outtake would be limited to 7 AM to 9
1375 PM. Any dogs left with the operator past 9 PM will
1376 stay overnight and may be picked up on the
1377 following day during these public (UNINTELLIGIBLE)
1378 operating hours. The overnight boarding use will be
1379 required to be staffed and be limited to 42 dogs
1380 overnight. All activities will take place inside
1381 the building. Although the topography is
1382 appropriate for the overnight boarding use, two
1383 possible irritants for the neighboring properties
1384 may be odor and noise. The applicant has included
1385 measures to control odor due to means of a
1386 ventilation system and permeable concrete floors,
1387 commercial cleaning supplies, staff training, and
1388 waste receptacles throughout the facility. For
1389 possible noise control, the applicant currently has
1390 a standard operating procedure that evaluates the
1391 dog's barking. As the dog is deemed a chronic
1392 barker, it would not be permitted at this location.

1393 This practice will continue with the addition of
1394 overnight boarding. This (UNINTELLIGIBLE) space is
1395 also constructed with a thick cinderblock concrete
1396 wall with no windows or doors facing the
1397 residential properties, which will also help
1398 contain the noise. As conditioned, the proposed
1399 overnight boarding to an existing dog daycare is
1400 well suited for this site. It will benefit local
1401 residents as a neighboring ser... neighborhood
1402 serving use. Therefore, staff recommends approval
1403 of the application with the adoption of draft
1404 resolution PC 23-1505. I have to state that there
1405 is a typographical error that I would like to
1406 highlight and edit for the record. On the first
1407 page of the resolution, section two states the date
1408 as February 2nd, 2022. The correct date should be
1409 this year, which is 2023. Otherwise, that concludes
1410 my presentation. I'm available for any questions
1411 and so is the applicant. Thank you.

1412 Jones: Great. Thanks very much. Do we have questions for
1413 staff about items contained in the staff report or
1414 about their presentation from commissioners at this
1415 time? Commissioner Matos?

1416 Matos: I just have a quick question for staff. With the

1417 implementation of this new CUP and them having
1418 overnight boarding, is there any type of
1419 requirement for them to have any type of, like,
1420 evacuation plan or anything like that posted? Is
1421 there any new requirements along those lines?

1422 Rath: So, the Los Angeles County of Animal Care and
1423 Control reviews that. So, they do have that part of
1424 their requirement for licensing, which requires
1425 them to have a plan specific to this property and
1426 be kept and posted on-site at all times.

1427 Matos: Okay. Thank you.

1428 Rath: Sure.

1429 Jones: Thanks, Commissioner Matos. Any additional
1430 questions for staff at this time? Vice-Chair
1431 Thomas?

1432 Thomas: Thank you, Chair. Is the applicant here today or..

1433 Rath: Yes. They are. They are.

1434 Thomas: Okay. You know what, I'll actually ask the
1435 applicant my question. Thank you.

1436 Rath: Okay. No problem.

1437 Jones: Commissioner Lombardi, please go ahead.

1438 Lombardi: Thank you. Following up with Commissioner Matos's
1439 question, I was just wondering when I was looking
1440 at the plans, are... can you help me understand where

1441 the egress routes are? And I guess in particular,
1442 I'm trying to understand if the dogs are on the
1443 second floor, what's the egress route from the
1444 second floor?

1445 Rath: Sure. Let me just share my screen with the plans
1446 again if you don't mind. Okay. So hopefully
1447 everybody can see this. If you don't,
1448 (UNINTELLIGIBLE) me again. But these are the egress
1449 points that building safety would be reviewing in
1450 terms of location, would be, you know, coming down
1451 the stairs here which leads to the first floor down
1452 here to the Foyer... Foyer. Sorry. That leads out to
1453 the property. And the other egress... the other
1454 egress location would be this exit corridor here
1455 that would lead to the other parking area on the...
1456 on the, I guess the same property, which I can show
1457 you maybe here. I believe it exits out to this
1458 location here.

1459 Lombardi: Okay. Thank you. And then I did have a question
1460 that maybe relates to some of the items in the
1461 resolution, but I just wanted to note that there's
1462 a couple of different dates on the plans.

1463 Rath: Oh.

1464 Lombardi: And I want to make sure we have the most current

1465 plans because Sheet A.1 is the 16th of August, and
1466 then some are dated September 15th, and then
1467 another one's August 24th. That might be a tidying-
1468 up thing, but I just wanted to make sure we are
1469 looking at the current plans giving all the various
1470 dates on these sheets.

1471 Rath: Right. Yeah, so these... this is most current plan.
1472 I'll have the applicant update that once, once it
1473 comes to...

1474 Lombardi: Okay.

1475 Rath: ...if we approve it.

1476 Lombardi: And then I think I'll reserve my other questions
1477 for after the applicant's presentation.

1478 Jones: Okay. Great. Thank you. Did I see another hand? Did
1479 I imagine that? Have I called on everyone?
1480 Commissioner Carvalheiro, please go ahead.

1481 Carvalheiro: Yeah, just one quick question. So, will drop off
1482 and pickup happen off of Santa Monica Boulevard or
1483 off, off of West Knoll?

1484 Rath: The pickup and drop off would happen at the front
1485 of the business, so in the parking lot area.

1486 Carvalheiro: The lower area?

1487 Rath: Yeah, exactly.

1488 Carvalheiro: So, the upper area's only emergency exit?

1489 Rath: Right.

1490 Carvalheiro: Great. Thanks.

1491 Jones: Any additional questions for staff at this time?

1492 Okay, great. I know staff mentioned the applicant's

1493 here. Does the applicant... the applicant has...

1494 typically we would do a 10-minute presentation,

1495 then public comment, and then a rebuttal. You

1496 certainly don't have to present if you don't want

1497 to, but I do want you to make it known that that is

1498 your prerogative. So, if you want to give a

1499 presentation, you can certainly do that. You have

1500 10 minutes.

1501 Heynan: Great. And I'd love to just add some comments.

1502 Jones: Sure, please go ahead.

1503 Heynan: So, thank you, Chair Jones, Vice-Chair Thomas, and

1504 commissioners. My name's Micky Heynen. I'm a co-

1505 owner of Stardogs Clubhouse. My co-owner and

1506 friend, Andy Wiltz (phonetic), is also on the call.

1507 We appreciate your time tonight. We're also greatly

1508 appreciative of the time and attention the staff

1509 have put into the review for the past few months,

1510 with particular thanks to Roger Rath for the time

1511 he has spent reviewing questions with me. Stardogs

1512 Clubhouse has been a member of the West Hollywood

1513 business community for over four years. First in
1514 our little shop on Nemo Street and then more
1515 recently in our location at 8549 Santa Monica
1516 Boulevard. Since our founding, we have lovingly
1517 cared for over 900 dogs in this community. Many of
1518 our dogs come to us multiple times per week and
1519 some come every day. They and their parents or pet
1520 guardians are a part of our family and they treat
1521 us as a part of their families. Stardogs prides
1522 ourselves on enriching the lives of the dogs who
1523 stay with us through physical and mental activity,
1524 through healthy and fear-free services, and through
1525 play and socialization. That enrichment is
1526 accelerated because of our ability to interact on a
1527 regular basis. So, we see the dogs grow and
1528 develop. And we often identify when there are
1529 concerns that the parents need to know about. Many
1530 of those concerns we can help alleviate through
1531 wellness services and training. We're here tonight
1532 requesting the ability to add just an overnight
1533 boarding component to our services. Our dog parents
1534 have long asked us to do boarding because their
1535 dogs know us and trust us and because those dogs
1536 can spend their days in daycare with their friends

1537 and their caretakers that they know. Over 75 of
1538 those parents signed a petition requesting approval
1539 of this conditional-use permit which we have
1540 provided to staff. I won't rehash all the written
1541 narrative and I thank you for having reviews...
1542 reviewed those details. I would like to review and
1543 just highlight some main points and then can take
1544 any questions that you have. My points tonight will
1545 primarily cover five areas: safety, our staff,
1546 minimizing noise, ins... ensuring cleanliness and the
1547 odor and handling any odor, and our boarding
1548 accommodations themselves. Regarding safety, we
1549 have multiple systems in place to ensure the safety
1550 and well-being of our... of our guests. We have top
1551 of the line perimeter security, cameras, and
1552 monitor fire sensors. With boarding, we would have
1553 staff on site 24/7. We have systems of redundant
1554 doors to prevent a dog from running loose and
1555 getting outside accidentally. We have emergency
1556 procedures that are documented regarding
1557 evacuations and in case of fire or what to do in
1558 case of earthquake. We also have emergency
1559 procedures for the cases of power outages, the need
1560 to boil water, and other such scenarios. We have

1561 documented operational policies and procedures,
1562 including redundant leashes and requiring dogs to
1563 be on leash as they enter and exit the building. As
1564 Mister Rath pointed out, the LA County Animal
1565 Control reviewed our business for numerous aspects
1566 around housing facilities, food, water, sanitation,
1567 safety, exercise and socialization, permits and
1568 documentation, medical care, and our adherence to
1569 regulations. We scored 100 percent on that review
1570 in November of 2022. The LA County Fire Department
1571 also reviewed our facilities for access and egress,
1572 emergency signage and lighting, fire extinguishers,
1573 and many other facets and we passed all aspects of
1574 that review. We do temperament tests on all the
1575 dogs that come in, vaccination reviews, and
1576 wellness reviews before admitting them to the
1577 clubhouse. And we have the ability to quickly
1578 isolate any dog should we encounter one that has
1579 fleas or illness, while we take action to help it
1580 and to protect the pack. Regarding... my second point
1581 is regarding our staff. Our staff go through
1582 multiple rounds of interviews to ensure that we're
1583 hiring experienced, caring, and empathetic
1584 individuals. They then go through weeks of training

1585 on how to appropriately handle and socialize dogs.
1586 Many of our staff are Fear Free Certified, a
1587 certification program on how to interact with dogs
1588 in a way that minimizes anxiety and maximizes
1589 beneficial interactions. And they also participate
1590 in other training programs on how to lead the
1591 individual dogs and the whole pack. From a noise
1592 perspective, my third point, our building is ideal
1593 for a dog daycare and boarding. We have very little
1594 shared wall footage and other... with other
1595 businesses. Again, as Mister Rath's presentation
1596 showed we have parking lots and alley spaces
1597 separating us from any other spaces in the north,
1598 east, and west sides. The building's built into the
1599 hill and we are not at the same elevation as the
1600 few residents to the north. There are no windows
1601 facing those residences and there are thick
1602 cinderblock walls. Inside we use human interaction
1603 to alleviate any barking and we also use noise
1604 dampening materials to further alleviate any
1605 barking that does occur. Regarding sanitation,
1606 cleanliness, and smell, we regularly get people who
1607 walk into our facility and comment how ours does
1608 not have that funky smell that most dog daycares

1609 have for boarding (UNINTELLIGIBLE). It's because we
1610 clean our facility regularly throughout the day and
1611 deep clean each week. And it's also because we have
1612 effective air circulation and filtration throughout
1613 our facilities. Regarding pet waste, pee goes down
1614 the drain via our pee pad stations. Poop gets
1615 bagged and goes into the trash. Pee accidents are
1616 cleaned immediately using animal-safe industry-
1617 specific cleaning agents and wet mops rather than
1618 rags like some businesses have that would sit
1619 around and accumulate odor... odor. And our floors
1620 are sealed to prevent liquid from seeping in. Also,
1621 we have our own laundry facilities and wash dirty
1622 towels, etc. every night. And my, my last point is
1623 regarding accommodations. We use industry-leading
1624 enclosures that are comfortable, comfortable for
1625 dogs the size of our guests. We also have a number
1626 of larger suites for parents who want more space or
1627 to have multiple dogs sleeping together, like their
1628 dogs. We have cameras for those parents to view
1629 their pups when they're sleeping. We use industry
1630 leading Kuranda beds to maximize dogs comfort. We
1631 accommodate using parent-supplied food or else
1632 provide organic and fresh food for our guests. We

1633 ensure water's always available for dogs when they
1634 are in their overnight accommodations. And when
1635 they are not in those accommodations, when they're
1636 not sleeping or resting, they're spending time in
1637 our daycare rather than any kind of fence like
1638 other places that you might have heard of.
1639 Hopefully, my comments give some clarity to our
1640 ability to operate this kind of business to a high
1641 degree of confidence. We're a proud member of the
1642 West Hollywood community. We look forward to
1643 continuing our, you know, service our neighbors for
1644 many years to come. Thank you again for your
1645 consideration.

1646 Jones: Great. Thank you very much. Does anyone have
1647 questions for the applicant at this time?
1648 Commissioner Matos, please.

1649 Matos: Thank you, Chair Jones. Mister Hey... is it Heynen?
1650 Am I saying that correctly?

1651 Heynen: Yeah. My, my grandfather made it Heynen. I don't
1652 know why.

1653 Matos: Heynen. Okay.

1654 Heynen: Yeah.

1655 Matos: Heynen, thank you for, you know, joining us this
1656 evening. I have a quick question. The resolution

1657 before us for the CUP stipulates that there are 42
1658 dogs max in overnight boarding. And the resolution,
1659 you know, in a different section, specifically 4.10
1660 says that the operates should... shall ensure that
1661 there is at least one employee within the tenant
1662 space to care for the supervised dogs during the
1663 overnight boarding hours. I'm curious, at what
1664 point would your business consider deploying a
1665 second person? Like at what number of dogs would
1666 you consider doing that?

1667 Heynen: Yeah, I... for our intents and purposes, our shifts
1668 would overlap between the daycare team and the
1669 overnight team. So, making sure the dogs are, you
1670 know, socialized, that they've had food, that
1671 they're getting into their overnight enclosures,
1672 etc. And so, one person is sufficient to oversee
1673 dogs that are in their enclosures. But we would
1674 consider having a second person if those... if... let's
1675 say we're getting really full, all right? Because
1676 42 is actually... we're limited by space. The LA
1677 County has approved 85 dogs in our daycare
1678 facilities. And for 85 dogs we regularly have a
1679 team of three. There's, there's regularly working
1680 three, maybe four sometimes. And then a staff of

1681 nine altogether rotating shifts. So, I would say as
1682 we get to be full, we would reassess and note, you
1683 know, are we able to properly attend to all the
1684 dog's needs, you know. I, I don't know that we have
1685 a hard and fast number, but it would have to be as
1686 we get closer to the maximum capacity.

1687 Matos: Okay. So, you would be putting in a... there would be
1688 a second employee if you guys were at... near... at or
1689 near the capacity of 45?

1690 Heynen: That's the intention. We would assess it as we're...
1691 as we're going there. And, like, our, our business
1692 plan, we may not reach maximum capacity before this
1693 building's torn down. It's just a factor of where
1694 we are with time.

1695 Matos: Yeah. Okay. And then I had asked staff about an
1696 emergency evacuation plan because, you know, to my
1697 understanding a lot of the boarded dogs would be on
1698 the second floor, if not all of them.

1699 Heynen: Yup.

1700 Matos: Do you, I mean, it sounds like it's being required
1701 already by the county or animal care and control
1702 agency...

1703 Heynen: Yes.

1704 Matos: ... do you have that prepared and on-site for your

1705 employees that are visible in the (talking over).

1706 Heynen: We have an evacuation plan that states where we are
1707 to leave the premises. The emergency response plan
1708 that we have includes a, a kit that is in our... is
1709 that my time? Sorry. We have a whole set of
1710 policies, procedures, and materials that are, you
1711 know, where they're stored, how to use them, which
1712 situation are we responding to, where are we
1713 supposed to go, what are we supposed to bring, you
1714 know, how many leashes are available, when do we
1715 grab them, how to essentially... when and how to grab
1716 the dogs and to go out which exits, and includes
1717 flashlights and batteries and first aid kits. And
1718 it does differ if you're talking about certain
1719 types of emergency situations. But one thing to
1720 note, the second floor if you go out to the parking
1721 lot on the Santa Monica side, it does involve going
1722 downstairs. If you go out the emergency exit, which
1723 is on the east side, that goes out and essentially
1724 you have to go up about six or seven stairs to that
1725 parking lot... or maybe it's eight stairs to that
1726 parking lot. So, the elevation is different.

1727 Matos: Okay. So, you... the answer is you do have an
1728 emergency evacuation plan and it is available and

1729 accessible to your employees and you...

1730 Heynen: Yes. Yeah, those, those were required in order for
1731 us to get just the dog daycare.

1732 Matos: Okay. Cool. And then I just have one last question,
1733 and this is an odd question, but here it goes, are
1734 you guys going... you guys offer grooming services,
1735 correct?

1736 Heynen: Yes, that's correct.

1737 Matos: Are those going to be... those... are those going to be
1738 done in the overnight boarding part of...

1739 Heynen: No, we actually... we have... in the floor plan that
1740 Roger was showing, right behind our lobby, there is
1741 a grooming-specific room with grooming tables and
1742 it's, you know, got a window accessible as you can
1743 see it. And then there's a separate room where we
1744 have multiple bathtubs to do washing and drying and
1745 that kind of stuff. And those are all on the first
1746 floor.

1747 Matos: But the... those services won't be deployed
1748 overnight?

1749 Heynen: No. Those will not be deployed overnight.

1750 Matos: Okay. I just ask because there's a... there is
1751 actually a section of the West Hollywood municipal
1752 code, specifically Chapter 5.18.010, that has very

1753 specific standards around grooming and things like
1754 that. So that's why I was just curious.

1755 Heynen: Yeah.

1756 Matos: Other than that, I have no questions. Thank you
1757 very much for answering them.

1758 Heynen: Thanks.

1759 Jones: Thank you. Any additional questions for the
1760 applicant at this time? Commissioner Lombardi?

1761 Lombardi: Thank you. I have just a couple of questions. Some
1762 of them were just touched on by Commissioner Matos.
1763 You know, regarding noise, I have a couple of
1764 follow-up questions on this. So, the property does
1765 seem well suited in that it's isolated from some of
1766 the adjacent buildings. You mentioned cinder block
1767 construction. What is the scope of renovation that
1768 you're doing and are you doing anything with the
1769 ceiling systems in particular on the second floor?

1770 Heynen: The... so the renovation that would be required to
1771 handle all of the boarding have been done in
1772 anticipation of this, the CUP. And there is no
1773 further need according to the, the process that we
1774 went through with the daycare, which also has
1775 exposed the ceiling from the large play area. And
1776 there was no additional construction or anything to

1777 the ceiling.

1778 Lombardi: What is your...

1779 Heynen: (UNINTELLIGIBLE).

1780 Lombardi: Do you know what your ceiling condition is on the
1781 upper floor where the overnight boarding occurs? Is

1782 it hard (UNINTELLIGIBLE) ceiling? Is it acoustic?

1783 Or...

1784 Heynen: It, it is a vaulted... how do I describe it? I mean,

1785 it's, it is hardwood covered with rolled shingle.

1786 And there... to my knowledge beyond like the normal

1787 acoustical application over that on the inside,

1788 there's no (talking over).

1789 Lombardi: And I understand this might be a, a difficult and
1790 somewhat technical question to ask. The reason why

1791 I'm asking is because as I'm sure you know, with

1792 the grading at that site, there's neighbors that

1793 are above, right? So, I'm, I'm making more about

1794 the noise transmission up through the roof than,

1795 than the walls.

1796 Heynen: Sure. Yeah.

1797 Lombardi: So, my, my hope would be that you would be open to
1798 and as you move forward that you'd be looking at

1799 acoustical treatments. In particular, making sure

1800 your ceiling is isolated. Would you have more of an

1801 open ceiling system, maybe there's some acoustical
1802 material that's applied right up onto that ceiling.
1803 Or if you have a, like , a drop ceiling or
1804 something that has some acoustical properties built
1805 into it although those aren't the prettiest things
1806 in my opinion.

1807 Heynen: Yeah.

1808 Lombardi: I know you're doing ventilation and other stuff.
1809 So, I would just hope that you would look at that.
1810 That's why I asked that question.

1811 Heynen: And I appreciate your question. When we did build
1812 off the space, we had an acoustical expert working
1813 with us.

1814 Lombardi: Okay.

1815 Heynen: And their suggestion was application of sound
1816 panels on the walls.

1817 Lombardi: Okay.

1818 Heynen: With the way that barking noise would progress, it
1819 would be reverberating primarily off the walls
1820 amplifying the sound in that direction.

1821 Lombardi: Of the kennels. Okay.

1822 Heynen: By applying the panels to the walls itself, it
1823 actually dampens the noise in each direction.

1824 Lombardi: Got it. Okay. That makes sense to me. And if you

1825 have an acquisition looking at this, it probably
1826 have a sense of (UNINTELLIGIBLE) construction. I
1827 know noise can go both ways. It is going to hit the
1828 wall first, but that was a concern I had. The
1829 other, other question I have and I'm really curious
1830 to hear as you've described with all the efforts
1831 you're making this is quite an undertaking. I mean,
1832 you already have a, have a business here. But
1833 understanding that there's a life span that this
1834 can occur, that you see this is a viable thing with
1835 the necessary construction and measures that are in
1836 place, you're... okay. And then...

1837 Heynen: Not, not only viable, it's, it's necessary for our,
1838 our business. We have looked at this space and we...
1839 when we negotiated a lease, we were informed that
1840 the, the application to demolish the building had
1841 been submitted, that it had been underway for a
1842 while. The landlord, you know, the owner couldn't
1843 tell us if it would be another five years, ten
1844 years. We signed a five-year lease with a five-year
1845 extension knowing that after three years, they
1846 could call us and say it's time to go. We did put
1847 significant money into renovating this space. It
1848 used to be a massage parlor or something like that.

1849 We put in over \$200,000 dollars to make this space
1850 suitable for the dogs and not only suitable, but
1851 probably the best place you'll find in town. And it
1852 is our desire to make this our flagship because we
1853 are looking to represent a type of service that we
1854 can offer to the community knowing that as we grow
1855 it, as we offer this service, it is a service that
1856 we would then need to move to the next place.

1857 Lombardi: Okay.

1858 Heynen: So, we don't want to wait.

1859 Lombardi: And did you have it... understood thank you. Did you
1860 have a date when you sign the five-year lease with
1861 a five-year extension approximate?

1862 Heynen: May of 2022.

1863 Lombardi: Okay. And you, you realize that with as a
1864 resolution you stated right now, you're going to
1865 have up to five years basically to...

1866 Heynen: We're hoping to have to.

1867 Lombardi: (Talking over).

1868 Heynen: If we have to, we can maybe make back some money
1869 to, you know, move to another spot in West
1870 Hollywood.

1871 Lombardi: Understood. And then the other question I have
1872 relates to safety, safety of the dogs maybe as well

1873 as the employee. So, I was wondering, it's been a
1874 long time since I've had a pet or needed to board a
1875 pet, but it seems to me like if you have 40 plus
1876 animals that two people would be really helpful.
1877 And I say that because if somebody has an emergency
1878 and they have to leave, you know, something
1879 happens, right? Then who's going to cover? Also,
1880 for safety having two people there, you know,
1881 should they get in the situation having some
1882 support versus being alone with the animals. And
1883 so, I'm wondering if you would be amenable to
1884 requiring that there's two people.

1885 Heynen: There are kind of significant costs impact on us
1886 especially when we're starting a business from
1887 scratch. You can imagine that in March, April, May,
1888 June, July, we may only be averaging two dogs a
1889 night, three, four.

1890 Lombardi: Uh-huh (AFFIRMATIVE).

1891 Heynen: That would essentially guarantee that we would be
1892 losing money on this business. And it would be
1893 unnecessary. To Commissioner Matos's question, I
1894 would be amenable if we get to the point where, you
1895 know, a significant number of dogs is present.
1896 Again, it takes time to build up to that type of

1897 business. And we do also have policies and
1898 procedures in place in anticipation of this
1899 business, where we have, you know, folks that are
1900 close by, we have staff members that live down the
1901 street. There is the ability to call for somebody
1902 else to, to come. But we do recognize that there
1903 are some things if, if the worker themselves was in
1904 trouble, then, I mean, that could create some
1905 issues. But yeah, we can only do so much.

1906 Lombardi: So maybe a follow-up question, thank you for that
1907 answer, is there a number that... so I, I guess I
1908 didn't really think about how the business model
1909 operates and that it may take a while to build up
1910 that number of, of, you know, people to be boarding
1911 pets. I... but I would think maybe that could happen
1912 pretty quickly given that you're established and
1913 have clients. So is there a number that is around
1914 that threshold that, you know, two makes sense. So,
1915 I totally get it. You got one or two dogs, two
1916 people, that's a lot especially asking someone to
1917 work over night.

1918 Heynen: Is there any established standard that is
1919 applicable to businesses that are currently
1920 operating in West Hollywood that we could follow?

1921 Because I'm hesitant to say that a new standard
1922 should be created for us.

1923 Lombardi: Yeah, that's a good question. I guess that's a
1924 question for staff. Maybe we could ask that.
1925 That's, that's actually my, my last question.

1926 Heynen: I also would just invite my business partner, Andy,
1927 if you want to add anything. He, he's been running...
1928 I mean, they regularly... he's also an owner of other
1929 businesses. This... while boarding is new to
1930 Stardogs, it is not new to us. And so, I just want
1931 to invite him to also comment.

1932 Jones: I just want to be clear just quickly because I know
1933 that your time has actually expired...

1934 Heynen: Okay.

1935 Jones: ... is this still in response to a question?

1936 Heynen: Yes, to the overnight...

1937 Jones: You're welcome to speak during the rebuttal too.

1938 Heynen: Yeah, just to the overnight requirements.

1939 Jones: Okay, please.

1940 Wiltz: Yeah, so I was going to talk. So, I own several
1941 doggy daycares and we do boarding at all of them
1942 except for Stardogs. And then I've got one other
1943 one where we don't have overnight boarding. And
1944 we've had, over the years, overnight staff. Because

1945 what Michael is talking about with all of our dogs
1946 that are going to be boarding with us, they also
1947 participate in day play. The way we set up the
1948 schedule is all of the dogs get put up while
1949 there's more staff there. And because the dogs are
1950 playing all day long, they're actually tired and
1951 worn out. And so, during that overnight staff,
1952 they're not getting the dogs out and letting them
1953 be in play group and stuff when really most of the
1954 accidents happen. And you actually kind of.. you try
1955 to avoid being around the dogs overnight. More..
1956 we're obviously still in the building and still in
1957 the area, but you're not going around cleaning that
1958 room while the dogs are trying to sleep just so
1959 they can get a good night of sleep. So yes, there
1960 are things that can happen with the facility or
1961 with weather or with the individual. But we, we
1962 don't let the dogs interact with each other, which
1963 is usually the biggest issue that we could have if
1964 there's an individual there.

1965 Lombardi: Okay. Thank you.

1966 Jones: Great. Thank you. Any additional questions for the
1967 applicant at this time? Okay. I'm a bit remiss, I
1968 should have asked if we had any disclosures before

1969 we moved to the applicant's presentation. But
1970 before the public comment, I would like to give
1971 everyone an opportunity to disclose whether or not
1972 they met and/or discussed items contained in the
1973 staff report with the applicant. I do not have any
1974 disclosures for this item. Okay. Great. Thank you.
1975 All right. With that we're going to move into
1976 public comment. This will be an opportunity for the
1977 public to ask questions about the project and give
1978 their comments and feedback. David, do we have any
1979 public speakers?

1980 Gillig: Chair, yes we do. We do have one public speaker
1981 that has requested to speak. If there is anybody
1982 left on the platform that would like to speak,
1983 please use the raise hand feature. Or if you're
1984 calling in, star 9 for me. Our first and only
1985 speaker at this time is Lynn Hoopengartner. Lynn, go
1986 ahead. You will have three minutes.

1987 Hoopengartner: Thank you, David. And hello again, commissioners.
1988 Just for the record, once again I did not receive
1989 notice for this hearing. Staff and legal has
1990 informed me that I live within 500 feet, yet it
1991 seems that for noticing purposes for every project
1992 at this location I do not live within 500 feet. I

1993 think... the applicant sounds like they have a really
1994 great business model and they've really thought
1995 through all of these items. But I do feel it's
1996 important to address what Commissioners Matos and
1997 Lombardi brought up about the nighttime staffing.
1998 And this is not a standard, but this... you're being
1999 asked to approve a conditional use permit which
2000 does go with the land. And so, as such, I think it
2001 would be appropriate to have a, a threshold after
2002 which a second caregiver would be required in the
2003 evening, and that you would modify... you called out
2004 the number. I forgot off the top of my head, that
2005 says that after, you know, 26 dogs or something
2006 that there is a second person in, in attendance in
2007 the evenings. As to the noise abatement, I, I think
2008 that this is... it sounds like I'm... unfortunately it
2009 wasn't in the staff report that sounds walls had
2010 already been installed. So that's a great... a great
2011 remediation. It does... didn't mention the, the
2012 "residents" in the "air quotes" of the Ramada
2013 Hotel. (UNINTELLIGIBLE). While the condos might be
2014 impacted, the hotel would also be impacted. So, I'd
2015 want to make sure that the noise that's going out
2016 the door on there isn't impacting the hotel in the

2017 neighborhood. I'm particularly curious as to the,
2018 the approvals for the development that you saw two
2019 weeks ago. And this was not discussed at any time
2020 that the fact that there was actually a five-year
2021 lease in place. And I'm curious as to what promises
2022 have been made to the app... to the applicant and the
2023 business owner from the developer regarding these
2024 timelines. Because I think it does play into all of
2025 this. It's an important business that we, we all
2026 need. I know many of you are dog owners or/and
2027 parents and partners. So, I just want to make sure
2028 that this is done as thoughtfully as possible. And
2029 those are my... and thank you for answering my
2030 questions about the TI improvements because you
2031 had, you do have a lot of sunk costs. And I would
2032 hate for this applicant to lose all of their sunk
2033 costs by all of a sudden losing their business. So,
2034 I'd like to just make sure that our business owners
2035 are as protected as our neighborhood. Thank you.

2036 Gillig: Thank you, Lynn. And Chair, that is our last public
2037 speaker for this item.

2038 Jones: Great. Thank you very much. The applicant will have
2039 five minutes to rebut. You don't have to rebut, but
2040 you can use the time to rebut, or you can, you

2041 know, use the time to make any additional comments
2042 you might have before we close the public comment
2043 portion of the public hearing.

2044 Heynen: I, I don't think we have any additional comments at
2045 this time.

2046 Jones: Okay. Great. Thank you very much.

2047 Heynen: Thanks.

2048 Jones: Okay. With that, I'm going to close the public
2049 comment portion of the public hearing and we can
2050 move into deliberation at this time. Do I have
2051 someone who would like to speak first? Don't be
2052 shy. I'm not doing it, so I always go last as you
2053 know. Do we have a motion? Or do we want to
2054 discuss? Commissioner Lombardi, please go ahead.

2055 Lombardi: Before we rush to a motion, I do have comments. So...

2056 Jones: Go for it.

2057 Lombardi: One actually may be a question for, for staff to
2058 help with deliberation if that's appropriate. Can I
2059 ask that? I'm looking at Item 1.6. I guess I'm just
2060 trying to understand if this condition that we're
2061 asking for would be reviewed by this planning
2062 commission if it ever were to be extended, and it's
2063 temporary. And I think Item 1.6 covers that for
2064 maximum time period of up to 6 years. I just want

2065 to make sure I'm understanding what we're voting
2066 on. So, let's say the other project doesn't happen
2067 or this business were to leave, there's a maximum
2068 period this would come back to the planning
2069 commission again and we would make a decision on
2070 that conditional use permit. Is that correct as per
2071 1.6? Or does staff have any comment?

2072 Alkire: Yeah, I can jump in. That condition is only if they
2073 don't commence the use. So, if, if the CUP isn't...
2074 if they don't enact the use within a certain period
2075 of time, it expires. But once they start the use,
2076 then it can continue indefinitely until they close.

2077 Lombardi: However... okay, thank you. That's helpful. And then
2078 so moving up onto Item 1.5, it does note that
2079 there, there can be two or more extensions max on
2080 time period trying to approve permit that exceeds
2081 five years. So, is that just the permit? Or is that
2082 the maximum?

2083 Alkire: Since they already have the use going, I would
2084 assume that they would be beginning the overnight
2085 boarding right away once this becomes effective.
2086 And so those two conditions are a sort of moot at
2087 that point because those are only... those are only
2088 expiration of the... of the CUP if the use does not

2089 commence. Does that make sense?

2090 Lombardi: Okay. Yeah, so if it doesn't commence, then anyone

2091 else has the right and then it, it has those terms

2092 upon... does that make sense? These permits shall

2093 expire 36 months from the date of approval.

2094 Alkire: Uh-huh (AFFIRMATIVE).

2095 Lombardi: Unless they're doing construction on (talking

2096 over).

2097 Alkire: Unless (talking over). Or the use authorized here

2098 by have commenced. So, once the youth commence,

2099 then the permit is effective and that doesn't apply

2100 anymore. It, it mostly comes...

2101 Lombardi: (Talking over).

2102 Alkire: ... into play with construction projects, right?

2103 Lombardi: Got it. Yes.

2104 Alkire: Because it takes a while to get through plan and

2105 check and stuff like that. So, if this CUP went

2106 with a brand-new building, maybe it would take a

2107 while for them to start the use.

2108 Lombardi: Understood.

2109 Alkire: So, they only have that amount of time.

2110 Lombardi: Thank you for that clarification. Okay. So, it

2111 really is, is anticipating construction delay or

2112 something like that. So, if the other project

2113 didn't happen, this could continue on. There's no
2114 real time limit. Thank you. I did make some notes
2115 about the, the dates of the drawing, so those might
2116 want to be cleaned up. But in terms of other
2117 questions, I think that was it, you know, in terms
2118 of deliberation since that's where we are. I'm
2119 generally in support of this, but I do wonder if we
2120 could maybe set a threshold. I wish there would be
2121 two, two employees pending to the overnight
2122 boarding. And I'm curious if other people on this
2123 commission have thoughts on that. And... in terms of
2124 other, other comments, I think that's it. I'll
2125 check my notes again.

2126 Jones: Commissioner Carvalheiro, please go ahead.

2127 Carvalheiro: Yeah, Jennifer, I have a quick question again in
2128 regards to the CUP, because the public comment
2129 mentioned that it stays with a land that is what
2130 we're accustomed to. But I heard in our staff
2131 presentation that when this business stops, the CUP
2132 goes away. So, is... did I hear that correctly or
2133 does it stay with the land?

2134 Alkire: So, it does run with the land, but it's for that
2135 tenant space. So, when the building is demolished,
2136 then it...

2137 Carvalheiro: It goes away.

2138 Alkire: ... goes away.

2139 Carvalheiro: Okay. Correct. Yeah, I'm in support of this
2140 project. I... when you look at the plans, there's a
2141 good buffer between the daytime play area and the
2142 people behind you. And there's so many doorways
2143 between open play area and the Ramada that I can't
2144 imagine noise ever getting to the Ramada or
2145 getting... or arriving at the condos, especially when
2146 you have a sleeping area on the upper floor and the
2147 lower ever... lower areas basically in the hillside.
2148 I, you know, and at nighttime, they'll be sleeping
2149 unless there's something really strange happens. I
2150 can't imagine there being any noise issues. In
2151 regards to the drawing dates, I just want to let
2152 everybody know that typically, like, when we up..
2153 when we update a page, we don't update the date on
2154 the entire set we just update the date on that one
2155 page. So often you'll go to a drawing set and see
2156 multiple dates on, on a single set because we
2157 typically only update the date on the day that
2158 sheet is updated. And that keeps it all... that's how
2159 we've done it typically. So, it's not that we don't
2160 have the most current drawings, it could be that

2161 that's how this drawing was... how this package was
2162 developed. And I'm... I, I mean, I'm very familiar
2163 with these types of facilities and I know how these
2164 door... all these door systems work and most of these
2165 facilities, when you walk into that entry check-in
2166 area, you can barely hear the play area. So, I'm,
2167 I'm really okay with the noise thing. I know that
2168 the, they sound very professional. They sound very
2169 responsible and (UNINTELLIGIBLE) yeah, I'm in
2170 support of this project. I'm not keen on the...
2171 telling them how to run their business at nighttime
2172 and having a threshold for two people, especially
2173 given what they... what they have said in terms of
2174 the difficulty if they only have two or three dogs.
2175 As I, I trust them that they would put the right
2176 amount of people because if they didn't have the
2177 right amount of people up there on the second floor
2178 during nighttime, they would probably lose business
2179 and it would be an issue. So yeah, that's where I
2180 stand with the project.

2181 Jones: Great. Thank you very much, Commissioner
2182 Carvalho. Commissioner Matos?

2183 Matos: Thank you.

2184 Jones: I saw you on mute.

2185 Matos: Chair Jones. Yeah, I'm also supportive of this. I
2186 think, you know, it's going to be a great resource
2187 to the community. I think the applicant did a great
2188 job at outlining, and the staff as well did a great
2189 job in outlining the critical components of this
2190 and how, you know, noise and smells and different
2191 factions would be mitigated. You know, I was
2192 inclined, you know, to consider the addition of a,
2193 you know, or a requirement for a second person if
2194 they were at or near capacity just for the sake of
2195 an emergency situation or, you know, just staffing
2196 reasons. But it sounds like, you know, the
2197 applicant is saying that that would be an issue for
2198 the business model and I am sensitive to that. It
2199 sounds like the dogs, you know, are going to be
2200 contained in their enclosures at night, you know.
2201 I'm, I'm hesitant to deploy the condition, but I
2202 would be open to it if it were, like, at a high
2203 capacity. Like, if they're at full capacity, they
2204 should probably have two people. But at the end of
2205 the day, that's I guess a business decision and we
2206 can... I would support, you know, a condition for if
2207 they are at capacity they should have two people.
2208 But I'm also happy to move it forward as is.

2209 Jones: Great. Thanks, Commissioner Matos. Additional
2210 comments?

2211 Carvalheiro: I'd like to make a motion to approve this project
2212 according to the staff report.

2213 Thomas: I'll second.

2214 Jones: Commissioner Lombardi, please go ahead.

2215 Lombardi: I was going to say I would second it. So...

2216 Jones: Okay.

2217 Lombardi: ... I guess, Chair Jones, you get to pick who seconds
2218 it. The only thing I was going to add that would
2219 add, not to get hung up on the dates, but Item 2.3,
2220 it says that the plans date stands February 2nd.
2221 So, I trust that staff can clean that up to an
2222 appropriate date.

2223 Rosen: And to, to Commissioner Lombardi's point too, I
2224 just want to note and confirm with the motion
2225 makers that the staff's recommendation will include
2226 the modification that Roger mentioned off the top
2227 to the resolution section two to change February
2228 2nd, 2022, to February 2nd, 2023.

2229 Jones: Great. Thank you. I don't want to stifle
2230 discussion, but we have a motion and a second on
2231 the floor. Are we ready to call a vote?

2232 Gillig: Motion by Commissioner Carvalheiro, seconded by

2233 Vice-Chair Thomas. Commissioner Matos?

2234 Matos: Yes.

2235 Gillig: Commissioner Lombardi?

2236 Lombardi: Yes.

2237 Gillig: Commissioner Carvalheiro?

2238 Carvalheiro: Yes.

2239 Gillig: Vice-Chair Thomas?

2240 Thomas: Yes.

2241 Gillig: Chair Jones?

2242 Jones: Yes.

2243 Gillig: And the motion carries as amended noting five
2244 "ayes", and Commissioner Copeland as absent and
2245 Commissioner Gregoire as recused on this item. And
2246 we do have an appeal process. The resolution the
2247 Planning Commission just approved moralizes the
2248 commission's final action on this matter. This
2249 action is subject to appeal to the city council.
2250 Appeals must be submitted within 10 calendar days
2251 from this date to the City Clerk's Office. Appeals
2252 must be in writing and accompanied by the required
2253 fees. The City Clerk's Office can provide appeal
2254 forms and information about waiver of fees.

2255 Jones: Great. Thank you very much, David. All right.

2256 Moving right along. So again, because we moved

2257 things around, we will move to Item 12 which is
2258 Unfinished Business. There is none. Item 13 is
2259 Excluded Consent Calendar, there is none. We've
2260 already covered Item 14. Item 15 is Public Comment.
2261 David, do we have any public speakers at this...

2262 Gillig: I received no public requests to speak on this
2263 item. We have a few people left. If anybody would
2264 like to make a comment, you have three minutes. Use
2265 the raised hand feature in the Zoom or star 9. And
2266 Chair, we are all clear for this item.

2267 Jones: Great. Thank you very much. Item 16 is Items from
2268 Commissioners. Do we have any comments from
2269 commissioners? Commissioner Lombardi?

2270 Lombardi: Just really quickly, thank you everyone for
2271 productive discussions today. And just wanted to
2272 say, I feel we're in good hands with Commissioner
2273 Carvalheiro. I'm glad that you're continuing to
2274 participate on the new Ad Hoc Committee for the
2275 City Playhouse Design.

2276 Carvalheiro: Thank you.

2277 Jones: Any additional comments from commissioners at this
2278 time? Okay. If not, I'm going to thank everyone for
2279 coming this evening. And I will move to adjourn us.
2280 We will adjourn to a regularly scheduled meeting on

2281 Thursday, February 16th at 6:30 PM. I do want to
2282 confirm with David, David, will the next meeting
2283 also be virtual?

2284 Gillig: Yes, it will be virtual. It has already.. everything
2285 has already been legally noticed, so it has to be
2286 on virtual.

2287 Jones: All right. Excellent. Thank you very much. I will
2288 see all of you at our next meeting, I hope. Thank
2289 you very much for coming everyone. Goodnight.

2290 Alkire: Thank you. Goodnight.

2291 Carvalheiro: Goodnight.

2292 Lombardi: Bye.

2293



CERTIFICATION BY TRANSCRIBER

I, Gabriel Salinas, hereby declare as follows:

I am located at 5837B E. Los Angeles Avenue, Somis, California 93066. I am the person who transcribed the foregoing Planning Commission audio February 02, 2023.

I have transcribed this transcript to the best of my ability and certify that this written transcript is a true and accurate account thereof. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

I further certify that I am not of counsel or attorney for any of the parties in the foregoing matter or in any way interested in the outcome of the matter set forth in this transcript.

EXECUTED this 8th day of February 2022, at Somis, California.

Gabriel Salinas

Gabriel Salinas

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